Karen Johnson Davidson County
Batch# 258833 DEEDWARR
07/19/2019 09:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20190719-0070753

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60528
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Narayanan Palaniappan Uma Narayanan 416 Shackleford Court Nashville, TN 37215	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 11712018700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Belbusti, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Narayanan Palaniappan and Uma Narayanan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2A on the Zone Lot Division of Lots 1 and 2, Resubdivision of part of Lot No. One, on the Plat entitled Resubdivision of Lots 1 and 2, Hawthorne Subdivision, of record in Book 6250, page 716, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Edward F. Belbusti by Warranty Deed from Land America One Stop, Inc., a Virginia corporation, as nominee for Executive Relocation Corp., dated October 1, 2004 and recorded on October 13, 2004, of record in Inst. No. 20041013-0123593, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 716, said Register's Office; Restrictions of record as shown on the plan of record in Book 6250, page 716, said Register's Office.

This is improved property, known as 3412 Belmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2019.

Edward F. Belbusti

State of Tennessee

County of Davidson

On this 15th day of July, 2019, before me the undersigned authority, personally appeared Edward F. Belbusti, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Sworn and subscribed before me this 15th day of July, 2019.

Notary

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY