Karen Johnson Davidson County
Batch# 261073 DEEDWARR
07/23/2019 03:05:24 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20190723-0072345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

(Affiant)

Sworn to and subscribed before me this 16th day of July, 2019.

Carmen Coats
Notary Public

My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Anoop Ranganath and Laura Covington (NAME)	FAIRWAY INDEPENDENT MTG (NAME)	**104-05-0-180**
(ADDRESS) **314 Harvard Ave. Nashville, TN 37205**	(ADDRESS) 4201 MARSH LANE CARROLLTON, TX 75007	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Martin H. Nash and wife, Margery B. Nash**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anoop H. Ranganath and Laura P. Covington, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 416 on the Map of Richland Realty Company's Subdivision "C" of record in Book 421, page 31, Register's Office for said County, to which plan reference is here made foe a more complete description of said lot.

Being the same property conveyed to Martin H. Nash and wife, Margery B. Nash by Deed dated December 8, 1995 from Robert Wyatt Hulme and wife, Roberta Wright Hulme and Janet Hulme Shepard, recorded December 21, 1995, in Book 9895, Page 119, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all items shown on the plan of record of record in Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

2. Subject to 2019 real property taxes, a lien not yet due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of July, 2019.

_____(SEAL)
Martin H. Nash

Margery B Nash (SEAL)
Margery B. Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2019, before me personally appeared Martin H. Nash and Margery B Nash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2019.

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: July 6, 2020