(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-19-7003

Karen Johnson Davidson County
Batch# 310016 DEEDWARR
11/04/2019 09:16:58 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20191104-0113157

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Deborah J. Smith	Movement Mortgage	
(NAME)	(NAME)	**173-09-0A-381.00-CO**
7003 Sunnywood Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEVEN BAHADOORSINGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH J. SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Phase Five Lenox Village of record in Plat at Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deven Bahadoorsingh, unmarried by Warranty deed from Harold Porter, married of record in Instrument No. 20150424-0036829 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 24, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20050120-0007427, Register's Office of Davidson County, Tennessee.
- Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825,supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326- 0030449, Register's Office for Davidson County, Tennessee.
- Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws appended thereto, of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306, and Instrument No. 20080326 0030439, Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20010918-0100849 and Instrument No. 20010819-0100851, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7003 Sunnywood Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st DAY OF NOVEMBER, 2019.

Deven Bahadoorsingh

Caitlin Mullins

Caitlin Mullins, spouse of Deven Bahadoorsingh, hereby joins in this conveyance and does transfer and convey any and all marital interest Caitlin Mullins may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVEN BAHADOORSINGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAITLIN MULLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212