# WARRANTY DEED

***This instrument prepared by***:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3042778

***Return to:***
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 190,000.00.

Affiant

Subscribed and sworn to me, this the 23rd day of December, 2019.

Heather R. Hunter
Notary Public

My commission expires:

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/24/2022

**Property Address: Bharat Gupta and Tamrapalli Gupta**
8131 Lenox Creekside Dr. N-14
CANE RIDGE, TN 37013

**Parcel ID:**
181-02-0A-229.00

**Property owner:**
New Owner
**Bharat Gupta and Tamrapalli Gupta**
**8131 Lenox Creekside Dr, N-14**
**Cane Ridge, TN 37013**

**Mail tax bills to:**
GoldStar Financial
100 Phoenix Dr.
Ste. 300
Ann Arbor, MI 48108

**THIS INDENTURE** is made effective the 23rd day of December, 2019, by **Srinivas Damaraju and Padmavathy Damaraju, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Bharat Gupta and Tamrapalli Gupta, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. N-14, of Lenox Creekside, Phase 7, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080808-0081967, in the Register's Office, for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in said Register's Office; said units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Srinivas Damaraju and Padmavathy Damaraju, of record at Instrument Number 20161222-0134793, Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 336038 DEEDWARR
12/30/2019 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20191230-0134373

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside of record in Instrument Number 20060306¬0025686 and as amended in Instrument Number 20060606-0066938; Instrument Number 20070801-0091466 and Instrument Number 200808080081967; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 11338, Page 743; Charter for Lenox Creekside Condominium Owners Association, Inc. recorded in Instrument Number 20060227-0022558; Stormwater Detention Agreement recorded in Instrument Number 20060809-0097652; Right of Way Easement in favor of United Telephone Company recorded in Instrument Number 20070503-0053020; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 9700, at Page(s) 374; Agreement for Grant of Easement for Conservation Greenway recorded in Instrument Number 20130103-0001024; Grant of Easement in favor of Comcast of Nashville I, LLC recorded in Instrument Number 20150126-0007087, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF**, *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Srinivas Rao Damaraju**

Padmavathy Rao D

**Padmavathy Rao Damaraju**

**STATE OF** TN )
**COUNTY OF** Shelby )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Srinivas Rao Damaraju** , 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 SEAL AT OFFICE**, in Shelby County, this the 18th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5-14-2022

TURNER P. ABSTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-14-2022

**STATE OF** TN )
**COUNTY OF** Shelby )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Padmavathy Rao Damaraju**, 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 SEAL AT OFFICE**, in Shelby County, this the 18th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5-14-2022

TURNER P. ABSTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-14-2022

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)