Box 14

Karen Johnson Davidson County
Batch# 352825 DEEDWARR
02/04/2020 09:49:10 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200204-0012606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

David Warren Robbins
Affiant

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Warren Robbins and Christin Mathes Robbins, husband and wife	CapStar Bank (NAME)	
261 Glenstone Cir (ADDRESS)	2002 Richard Jones Rd. Ste 300A (ADDRESS)	171-02-0A-082.00-CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Visalakshi Rajagopal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Warren Robbins and Christin Mathes Robbins, husband and wife, hereinafter called the Grantees, their heirs 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 Unit No. 82 on the Condominium Site Plan Phase 3B Brentwood Villa, of record in Plat Book 6900, Page 4 and amended in Plat Book 6900, Page 329 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shirish Puranik and Visalakshi Rajagopal, by Special Warranty Deed dated December 29, 1994 from NationsBanc Mortgage Corporation, of record in Book 9563, Page 177, Register's Office for Davidson County, Tennessee. Said interest is now vested in Visalakshi Rajagopal as surviving tenant by entirety, the said Shirish Puranik having died on January 13, 2015. Visalakshi Rajagopal is also known as Anita Rajagopal.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 261 Glenstone Cir, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of January, 2020.

Visalakshi Rajagopal

Visalakshi Rajagopal

STATE OF ILLINOIS
COUNTY OF DUPAGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Visalakshi Rajagopal, the herein bargainor(s), 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 31st day of January, 2020.

Notary Public

My Commission Expires: 11/12/22

(SEAL)

"OFFICIAL SEAL"
Ivan Garza
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/12/22

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072