Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 359002 DEEDWARR
02/18/2020 08:59:51 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200218-0017571

2019-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 7th day of February, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Navya Mereddy and Vijay Kallem	Mortgage Investors Group	
7521 Oakhaven Trace	8320 E Walker Springs Lane	114-07-0-015.00
Nashville, TN, 37209	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William H. Benesh and Ann M. Benesh, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Navya Mereddy and Vijay Kallem, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Oakhaven Subdivision, Section 2 of record in Plat Book 9700, Page 365 amended in Book 10902, Page 957, 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 William H. Benesh and Ann M. Benesh, husband and wife by Warranty deed from Janet L. White, unmarried of record in Instrument No. 20131218-0127826 Register's Office

for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 18, 2013.

Together with an Easement more particularly described as follows:

Property located in the 22nd Councilmanic District of Nashville, Davidson County, Tennessee, being part of Open Space "A" on the Final Plat of Westchase, Section 3 of record in Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Concrete Monument (Old), being the northwest corner of Lot 15 on the Final Plat of Oakhaven Subdivision, Section 3 of record in Instrument No. 20080702-0068415, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Lot 15, South 30 Degrees 30 Minutes 00 Seconds West, 157.84 Feet to a point; thence, South 30 Degrees 16 Minutes 00 Seconds West, 52.45 Feet to an Iron Rod (Old), being the southwest corner of said Lot 15; thence, with a new line, North 10 Degrees 20 Minutes 59 Seconds East, 79.66 Feet to a point; thence, North 24 Degrees 58 Minutes 07 Seconds East, 137.25 to a point on the southerly boundary of Lot 16 of the aforementioned Oakhaven Subdivision, Section 3; thence, following the southerly boundary of said Lot 16, South 57 Degrees 56 Minutes 15 Seconds East, 40.47 Feet to the Point of Beginning, containing 5,617 Square Feet or 0.13 Acres, according to a survey by Jack Whitson, RLS No. 1732, dated December 14, 2019.

Being the same property conveyed to William H. Benesh and Ann M. Benesh by Dedication of Easement from Westchase Property Owners Association, Inc. of record in Instrument No. 20200218-0017570 **, Register's Office for Davidson County, Tennessee.**

Being part of the same property conveyed to Westchase Property Owners Association, Inc. by Quitclaim Deed from Tenn. Contractors, Inc., a Tennessee corporation, dated September 20, 2006, recorded September 21, 2006 in Instrument No. 20060921-0117333, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **7521 Oakhaven Trace, Nashville, TN 37209.**

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.

Witness our hands this 6th day of February, 2020.

William H. Benesh

Ann M. Benesh

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Benesh and Ann M. Benesh, 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 at Wickenburg, Arizona, this 6th day of February, 2020.

TINA LOCKETT
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
May 24, 2021

Notary Public
My Commission Expires: 5/24/21