

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public
My commission expires: Jan 8, 2024

05-1912-67654

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Vidhush Yarlagadda **Sandhya Mudumbi** 4001 Elkins Alley Nashville TN 37209	**Vidhush Yarlagadda** **Sandhya Mudumbi** 4001 Elkins Alley Nashville TN 37209	091-16-0-J-014.00 CO

Karen Johnson Davidson County
Batch# 365494 DEEDWARR
03/02/2020 08:53:31 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20200302-0022781

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany M. Richburg and Alfred E. Morris, Wife and Husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sandhya Mudumbi and Vidhush Yarlagadda, married to each other**, hereinafter called the Grantees, their successors and assigns, a 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. 14, together with the appurtenant interest in the common elements of The Cottages at Sylvan Heights, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170503-0043309, as amended in Instrument No. 20180910-0089568, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of Hill Center Sylvan Heights, of record in Instrument No. 20150226-0016822, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany M. Richburg, an unmarried woman by deed from Hill Center Sylvan Heights, LLC, dated July 21, 2017, recorded July 24, 2017, of record in Instrument No. 20170724-0074718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4001 Elkins Alley, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of February, 2020.

Tiffany M. Richburg

Alfred E Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tiffany M. Richburg and Alfred E Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2020.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022