WARRANTY DEED

Karen Johnson Davidson County
Batch# 365521 DEEDWARR
03/02/2020 09:15:14 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20200302-0022825

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Courtney [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Heath A.Hamby and Jonna Hamby	First Bank	Parcel ID: 141 05 0A 624.00
(NAME)	(NAME)	
1790 Eastwick Lane	318 Seaboard Ln Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jemima Jyothi Gundala and Karthik Ganta, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heath A. Hamby and Jonna Hamby, husband and wife**, hereinafter called the Grantees, their heirs 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 Lot No. 624 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Special Warranty Deed from Avondale Park Partnership, a Tennessee general partnership dated May 11, 2005 and recorded May 18, 2005 as Instrument No. 20050518-0055805, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quitclaim Deed from Avondale Park Partnership, a Tennessee general partnership dated April 18, 2013 and recorded December 18, 2013 as Instrument No. 20131218-0127661, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc., a Virginia Corporation by Warranty Deed from Avondale Residential, Inc. dated July 18, 2018 and recorded July 23, 2018 as Instrument No. 20180723-0071368, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jemima Jyothi Gundala and Karthik Ganta, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated November 07, 2018 and recorded November 13, 2018 as Instrument No. 20181113-0111840, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1790 Eastwick Lane, Nashville, TN 37221

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 12 day of February, 2020

G. Jemima Jyothi

Jemima Jyothi Gundala

Karthik Ganta

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jemima Jyothi Gundala and Karthik Ganta, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of February, 2020.

Notary Public

My Commission Expires:
(SEAL) 9-7-2020

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020