Karen Johnson Davidson County
Batch# 409700 **DEEDWARR**
06/03/2020 12:13:58 PM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20200603-0056998

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$449,900.00.**

Affiant

Subscribed and sworn to before me, this the 2 day of June, 2020.

Notary Public

My commission expires: 01.08.2024
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: **SARITA BHAT**	Send Tax Bills To: New Owner	Map-Parcel Numbers: **155-16-OA- 202.00 CO**
5108 Traceway Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANDREW C. FERRELL, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARITA BHAT, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 304, as shown on the map entitled the Plan of Traceside, Section Seven, of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANDREW C. FERRELL AND WIFE, TRACI L. FERRELL, by deed from FAITH KALMAN REYES AND HUSBAND, GARY REYES, of record in Instrument No. 20051003-0118765, dated September 29, 2005, said Register's Office. Being further conveyed to ANDREW C. FERRELL, by quitclaim deed from TRACI L. FERRELL, of record in Instrument No. 20150610-0054429, dated June 1, 2015, said Register's Office.

ANDREW C. FERRELL HEREBY CERTIFIES THAT THE PROPERTY BEING HEREIN CONVEYED WAS NEVER THE PRIMARY RESIDENCE OF HIS SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5108 Traceway Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 2nd day of June, 2020.

ANDREW C. FERRELL

State of Tennessee)

County of Davidson)

On this 2nd day of JUNE, 2020, before me personally appeared, **ANDREW C. FERRELL**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023