Karen Johnson Davidson County
Batch# 423507 DEEDWARR
06/23/2020 09:39:30 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20200623-0067375

WARRANTY DEED

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/17/21

THIS INSTRUMENT WAS PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, SUITE 125, Brentwood, TN 37027
File No.: 20-026

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Dileep Vesireddy and Kalyani Pinnapureddy, A Married Couple	Central Bank	141 05 0A 603.00
1729 Eastwick Ln.	425 N. New Ballas, Ste 101	
Nashville, TN 37221	Creve Coeur, MO 63141	

FOR AND 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, WE,

ANN KATHRYN UNRUH AND KYLE JACOB UNRUH, WIFE AND HUSBAND

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

DILEEP VESIREDDY AND KALYANI PINNAPUREDDY, A MARRIED COUPLE

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

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. 603 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 part of the same property conveyed to Ann Kathryn Unruh and Kyle Jacob Unruh, wife and husband, by Special Waranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated May 4, 2018, recorded on May 9, 2018, of record in Instrument No. 20180509-0044637, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. All matters as set forth per Instrument No. 20170324-0028914 said Register's Office of Davidson County, Tennessee.

4. Restrictive Covenants recorded Instrument No. 20090331-0028791 of the Davidson County Records.

5. Plat Map dated 03/21/2017 recorded in Instrument No. 20170324-0028914 on 03/24/2017.

This is improved property known as 1729 Eastwick Ln., 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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/my hand on the 29th day of May, 2020.

ANN KATHRYN UNRUH

KYLE JACOB UNRUH

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

Lauren Reynolds
My commission expires: 10/17/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Ann Kathryn Unruh and Kyle Jacob Unruh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2020.

Notary Public: _____

My Commission Expires: 2/12/23

KIMBERLY A HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY