Name and Address of New Owner:
Sashikanth Kodali and Ramya Smitha Suryadevara, husband and wife
529 Saint Jules Ln
Nashville, TN 37211

Send Tax Statements To:
Sashikanth Kodali and Ramya Smitha Suryadevara

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20071515

Map and Parcel: 172 12 0D 548.00

Karen Johnson Davidson County
Batch# 454099 **DEEDWARR**
08/11/2020 12:00:38 PM 3 pgs
Fees: $18.00 Taxes: $888.00

20200811-0089214

WARRANTY DEED

For and in consideration of the sum of ten 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, **David Miller and wife Aubree Miller**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sashikanth Kodali and Ramya Smitha Suryadevara, 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 Unit No. 814 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to David Miller and wife Aubree Miller by Warranty Deed filed for record on February 11, 2013 in Instrument Number 20130211-0013842, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Lenox Village of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20060309-0027423 (Instrument of Correction), Instrument No. 20070103-0001284,Instrument No. 20060120-0007914, Instrument No. 20060321-0032383, Instrument No. 20060221-0020352, Instrument No. 20070830-0104306, Instrument No. 20060221-0020352, Instrument No. 20060622-0074677 and Instrument No. 20050324-0032209, All matters of subdivision plat as set forth per Instrument No. 20050322-0031182 & revised in Instrument No. 20061103-0136911; Master Deed of record in Instrument No. 20020315-0032825 & as supplemented in Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Instrument No. 20080326-0030449, Instrument No. 20040526-0062221 and Instrument No. 20021226-0158458; Storm Water Detention Agreement of record in Book 7361, page 230, Instrument No. 20050822-0099609 and Instrument No. 20020408-0042676; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130916-0097049 and Instrument No. 20130626-0065783; HOA Charter of record in Instrument No. 20031016-0153550 and Instrument No. 20020412-0045831; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in

Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422; Quitclaim Deeds to HOA for common areas of record in Instrument No. 20020501-0053757 and re-recorded in Instrument No. 20020507-0056338, said Registers Office for Davidson County, Tennessee

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 529 Saint Jules Ln, Nashville, TN 37211

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 assigns, 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 hand this 7th day of August, 2020.

David Miller

Aubree Miller

State of Tennessee

County of Rutherford

Personally appeared before me, David Miller and Aubree Miller with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00.

Affiant Signature

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

Notary Public
My Commission Expires: 04/17/2023

