WARRANTY DEED

Karen Johnson Davidson County
Batch# 467947 DEEDWARR
09/01/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.41
20200901-0099112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $334,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1865LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jenna Marie Pagane	F&M Bank ~~new owner~~	
1609 Marshall Hollow Drive, 202	10 Cadillac Drive, Ste 100 ATTN: Final Docs	105 11 2D 053.00
Nashville, TN 37203	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PALLAVI REDDY, UMARRIED AND VIJAYASHREE REDDY, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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

JENNA MARIE PAGANE, AN UNMARRIED WOMAN

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. B35-202 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit DT n the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005186, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pallavi Reddy, unmarried, and Vijayashree Reddy, married* as tenants in common with rights of survivorship, by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190619-0059158, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

Being part of the same property conveyed to Southgate Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Elevate Land Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20150916-0094059, in the Register's Office of Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

Being part of the same property conveyed to Southgate Partners, LLC, by Warranty Deed from William H. Smallman, married, of record in Instrument No. 20150911-0092614, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded on September 11, 2015.

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. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John P. Williams Addition, as recorded in Plat Book 161, Page(s) 70.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 8, John P. Williams Add, as recorded in Plat Book 5190, Page(s) 148.

6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170726-0075875, as amended in Instrument No. 20171130-0122369.

7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180118-0005186, as amended in Instrument No. 20190613-0057134.

8. Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20160304-0021030.

9. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20160304-0021056, 20160725-0076105, 20160725-0076119, 20160725-0076147, 20160725-0076198, 20160725-0076253 and 20180726-0072877.

10. Easement recorded in Instrument No. 20180730-0073898.

This is improved property known as 1609 Marshall Hollow Drive, 202. Nashville, TN 37203

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 that we are 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 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 on the 6th day of August, 2020.

Pallavi K. Reddy

Pallavi Reddy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PALLAVI REDDY , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2020.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Notary Public

My Commission Expires:

WHEN RECORDED RETURN TO:
Momentum Title, L
131 Saundersville R
Hendersonville TN
File No. 9-20-7593

True Copy Certification

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

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

