WARRANTY DEED

Karen Johnson Davidson County
Batch# 531260 DEEDWARR
12/11/2020 01:37:41 PM 2 pgs
Fees: $13.00 Taxes: $735.93

20201211-0145712

File No.: RES-20-1115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaganath Pooswamy	AmRes Corporation	135 10 0E 008.00 CO
(NAME)	(NAME)	
1115 Ransom Way Nashville, TN 37217	1 Neshaminy Interplex Drive, ste 310 Trevose, PA 19053	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KIMBERLY C. VAUGHN, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JAGANATH POOSWAMY, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 8 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded In Instrument 20130711-0072001 as amended in Instrument 20130719-0074970, 20140703-0058673, 20150619-0058800, 20160811-0083641, recorded in the Register of Deeds Office of Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Kimberly C. Vaughn, an unmarried woman, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated March 26, 2014, recorded April 04, 2014, in Instrument No. 20140404-0028136, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1115 Ransom Way, Nashville, TN 37217
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 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 4th day of December, 2020

Kimberly C. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2020, before me personally appeared Kimberly C. Vaughn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2020.

Notary Signature
My commission expires: 3/6/21

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171