Karen Johnson Davidson County
Batch# 613929 DEEDWARR
04/13/2021 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20210413-0049075

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

SR

Affiant

Sworn to and subscribed before me this 8th day of April, 2021.

Traci Newby

Notary Public
My Commission Expires: 5/22/2023

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Arul Iyyavoo and Deepa Prakashpathy		Better Mortgage Corporation	
7242 Althorp Way	7242 Althorp Way	175 Greenwich St. 59th Fl.	172-12-0D-060.00-CO
Nashville, TN 37211	Nashville, TN 37211	New York, NY 10007	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Jason E. Root, a married man,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Arul Iyyavoo and Deepa Prakashpathy, husband and wife, community property with right of survivorship** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 500, as shown on the Final Plat of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 and as part of Exhibit B of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jason E. Root, unmarried by Warranty deed from Carole Bailey of record in Instrument No. 20110425-0031491 Register's Office for Davidson County, Tennessee, dated April 19, 2011 and recorded on April 25, 2011.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Plan of record in Instrument No. 20050322-0031182, Register's Office of Davidson County, Tennessee.
Plan attached as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20031212-017842, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405 (Residential Neighborhood of Lenox Village), Register's Office for Davidson County, Tennessee.
By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee
Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230, Instrument No. 20050822-0099609 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20060203-0013969 in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Kanuch Root, the spouse of the Grantor, joins in the execution of this deed without warranty to convey any interest she has in the subject property

WITNESS my hand this the 7th day of April, 2021.

Jason E. Root

Karen Kanuch Root

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Jason E. Root and Karen Kanuch Root** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 7th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-24-2023

I, the undersigned, 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.

Traci Newby

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024