Karen Johnson Davidson County
Batch# 642529 DEEDWARR
05/24/2021 09:36:16 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20210524-0069831

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$710,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of May 2021.

Notary Public

My commission expires: 4/6/2024
(AFFIX SEAL)

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas G. Favreau **Catherine C. Favreau**	**Thomas G. Favreau** **Catherine C. Favreau**	**Map 117-08-0 Parcel 036.00**
2115 Eastwood Ave	**2115 Eastwood Ave**	
Nashville, TN 37212	**Nashville TN 37212**	

FOR AND IN 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,

Subramaniam Sriram and wife, Susan L. Warner

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

Thomas G. Favreau and Catherine C. Favreau

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 the northwesterly parts of Lot Numbers 13 and 14 on the Revised Subdivision of Lot Numbers. 11, 12, 13, 14 and 15, Belmont Terrace Annex No.1, of record in Book 547, Page 99, Register's Office for said County and more particularly described as follows: Beginning at a point in the northeasterly margin of Gale Avenue or Lane, 180 feet southeast of the northeast corner of Gale Avenue or Lane and Brightwood Avenue and being the common corner Lots No. 14 and 18 of said re-subdivision; thence, northwesterly with the dividing line between Lot Numbers 13, 14, 17 and 18, 109.5 feet to a point, the common corner of Lot Numbers 13 and 17 of said re-subdivision; thence, southeasterly 70 feet to a point; thence, southwesterly and parallel with the dividing line between Lot Nos. 13, 14, 17, and 18 of said re-subdivision, 112 feet more or less, to a point in the northeasterly margin of Gale Avenue or Lane, thence, northwesterly with the northeasterly margin of Gale Avenue or Lane 70 feet to the beginning.

Being the same property conveyed to Subramaniam Sriram and wife Susan L. Warner by Warranty Deed dated 6/10/2011, from Allie C. McSwain Byrd, married, (Joshua M. Byrd joins in), of record in Instrument No. 20110622-0047724, Register's Office for Davidson County Tennessee.

This instrument is being executed on behalf of Subramaniam Sriram and Susan L. Warner, pursuant to a Power of Attorney executed by them on the 30 day of March 2021, of record in Instrument No. 20210524-0069829, Register's Office for Davidson County, Tennessee.

Conveyance of the above-described property is subject to the following:

1. **The Plan of Record in Plat Book 547, Page 99, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **An application to split parcels of record in Instrument No. 20070509-0055675, said Register's Office**
3. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

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 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 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 my/our hand(s) this **31st** day of **March 2021.**

by: John, Atty in Fact
Subramaniam Sriram

by: John, Atty in Fact
Susan L. Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2021, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Subramaniam Sriram and Susan L. Warner** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Subramaniam Sriram and Susan L. Warner** for the purpose therein contained, by signing the name of **Subramaniam Sriram and Susan L. Warner,** by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of **May** **2021.**

Notary Public

My Commission Expires: 11/6/2024

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY