WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Jenica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2007.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1-23-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chetankumar Bhatewara	Countrywide Home Loans	052130B21300CO
(NAME) 2537 Sonar Street	(NAME) P.O. Box 10423	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Van Nuys, CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Aaron W. Linne, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chetankumar Bhatewara and Rita Chhajed, Joint Tenants with Rights of Survivorship, 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 Lot No. 1 on the Plan of River Glen, Phase V, Section 1, as of record in Instrument No. 20011207-0135344, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron W. Linne, unmarried, by Warranty Deed dated March 6, 2003 from NVR, Inc., A Virginia Corporation, Trading as Fox Homes of record in Instrument No. 20030311-0032399, Register's Office for Davidson County, Tennessee.

Ashley Linne joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Ashley Linne by Aaron W. Linne as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070831010491 2, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2537 Sonar Street, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (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 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.

Davidson County DEEDWARR
Recvd: 08/31/07 10:50 2 pgs
Fees:13.00 Taxes:431.05
20070831-0104913

Witness my hand this 28 day of August, 2007.

Aaron W. Linne

Ashley Linne by Aaron Linne AS ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron W. Linne and Ashley Linne, with whom I am personally acquainted or proved to me 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 Nashville, Tennessee this 28 day of August, 2007.

Commission expires:

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/14/2009

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of August, 2007, before me personally appeared Aaron W. Linne, the person who executed the foregoing instrument on behalf of Ashley Linne, and acknowledged that he executed the same as the free act and deed of the said Ashley Linne, through Power of Attorney granted Aaron W. Linne by the said Ashley Linne.

Witness my hand and official seal at Nashville, Tennessee, on this 28 day of August, 2007.

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/14/2009

Notary Public

11/14/09
My Commission Expires