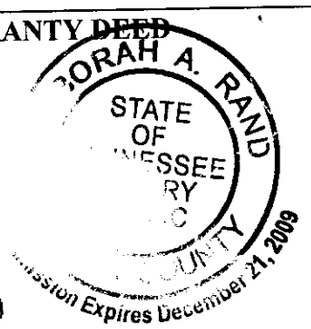
File No. 80676

WARRANTY DEED



Davidson County DEEDWHRR
Recvd: 10/07/08 09:12 2 pg
Fees:13.00 Taxes:475.45



20081007-0101599

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Vicki Duth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 12.21-09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine G. Melton	Suntrust Mortgage, Inc.	042 07 0A 117.00
(NAME)	(NAME)	
209 Diane Drive	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Harish S. Sheth and wife, Jyotsana Sheth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josephine G. Melton, an unmarried person, 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. 454 on the Subdivision Plan of Heritage Square, Phase Four, of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Harish S. Sheth and wife, Jyotsana Sheth by deed from Patricia Roehrig and husband, David Roehrig, dated January 26, 1994 and recorded on January 28, 1994 in Book 9232, page 783, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1417 Sixpence Place, Madison, TN 37115
a/k/a 1500 Tradition Court, Madison, TN 37115
a/k/a 1417 Sixpence Lane, Madison, TN 37115

(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.

File No. 80676
Witness our hands this 30th day of September, 2008.

Harish S. Sheth

Jyotsana Sheth

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harish S. Sheth and wife, Jyotsana Sheth, the bargainor(s), 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 this 30th day of September, 2008.

Commission expires: July 3 2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July

Notary Public