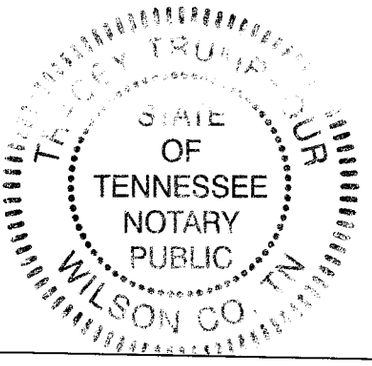
File No. 290101173

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Chirayu Shah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Stacey Stephens
Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/10/09 13:12 3 pgs
Fees:18.00 Taxes:980.50
20090210-0011584

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chirayu Shah	Bank of America, N.A.	085-14-0A-029.00
(NAME) 500 Rivercrest Cove	(NAME) 9000 Southside Blvd. - Bldg 600	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **We, Luther Clemons and Martha Clemons, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Chirayu Shah and Payal Shah, married**, hereinafter called the grantee(s), 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. 29, First Revision River Crest as shown on plat of record in Plat Book 9700, Page 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Luther Clemons and wife, Martha Clemons by Warranty Deed from Frank Batson Homes Inc. of record in Book 11120, Page 135 on September 18, 1998 and filed for record on September 21, 1998, Register's Office for Davidson County, Tennessee. Said warranty deed was unexecuted by grantor. Corrective warranty deed recorded on 1/29/2009 in Instrument No. 20090129-0007662, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 465-466, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10578, Page 683, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 4786, Page 792, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 5166, Page 817, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 11098, Page 294, Register's Office for Davidson County, Tennessee.

Joint Use and Maintenance Easement of record in Instrument 20000503-0044646, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 500 Rivercrest Cove, 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 GRANTEE(S), 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 hands this 30th day of January, 2009.

Luther Clemons

Martha Clemons

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Luther Clemons and Martha Clemons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2009.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290101173

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

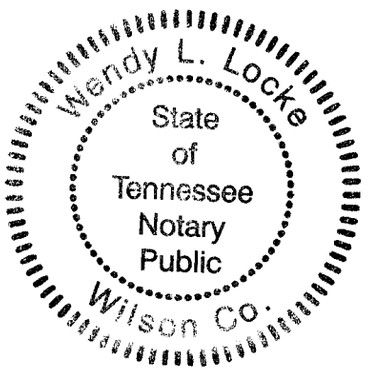
Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 4-27-2011

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