File No. 290600963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,259.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans: T20090045864 DEEDWARR
Recvd: 07/08/09 11:13 2 pgs
Fees: 13.00 Taxes: 733.56
20090708-0063794

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sachin Shetty	Sachin Shetty	126-16-0-A-641.00CO
(NAME) 1521 Bending River Dr.	(NAME) 1521 Bending River Dr.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, I, Spicewood Services, Inc., hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sachin Shetty and wife, Donna Denise Shetty, 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. 512 on the Plan of Final Plat, Parkview at Riverwalk, Phase 2, as shown of record by Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Spicewood Services, Inc., a Tennessee Corporation, by Warranty Deed dated December 31, 2008, filed January 18, 2009, from Four M Partners, a Tennessee general partnership, of record in Instrument No. 20090128-0007322, Register's Office for Davidson County, Tennessee.

CONVEYANCE IS SUBJECT TO THE FOLLOWING:

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No.: 126160A64100CO

Note: The property described herein, located in the County of Davidson, is not assessed with City Taxes.

Subject to all matters as set forth on the plat of record in Instrument No. 20061101-0135728, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20011105-0121083Register's Office for said County.

Easement to Tennessee Electric Power Company as shown of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.

Easement and rights-of-way taken by TVA as shown of record in Book 4205, Page 194 and Book 4226, Page 715, Register's Office for said County.

Easement and rights of way granted to TBA as shown of record in Book 4257, Page 647, Register's Office for said County.

Public Utilities Easement as shown of record in Book 7526, Page 315, 318 and Page 324, Register's Office for said County.

Road & Utilities Access Easement as shown of record in Instrument No. 20010706-0072536, Register's Office for said County.

Storm Water Detention Agreement of record in Instrumem No. 20010919-0101279 and Instrument No. 20021119-0143687, said Register's Office.

Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

Rights-of-way, by Charter or otherwise, for CSX Transportation Railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

Public Utilities Easement as shown of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for said County.

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 1521 Bending River Dr., Nashville, TN 37221
(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 our hands this 16th day of July, 2009.

Spicewood Services, Inc.

By: _____
James F. McCulloch, Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James F. McCulloch with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice-President of Spicewood Services, Inc. the within named bargainer, a corporation, and that, James F. McCulloch, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 6 day of July, 2009.

Commission expires: 10.1.09

_____
Notary Public

File Number: 290600963

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064