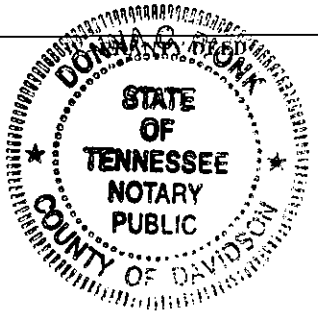
BILL GARRETT, Davidson County
Trans: T20090072425 DEEDWARR
Recvd: 10/26/09 09:40 2 pgs
Fees: 13.00 Taxes: 647.50

20091026-0098456



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Susan Nevitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2009

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-9-2012

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aakash B. Pandya	Franklin American Mtg	086140B02000CO
(NAME)	(NAME)	
2813 Chapelwood Drive	501 Corporate Center Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, I/WE, Steven A. Breeding, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Aakash B. Pandya and wife Atmaja Aakash Pandya, 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 20, PLAN OF FLEETWOOD SUBDIVISION, PHASE 1, as shown on plat of record in Plat Book 6900, Pages 465-466, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven A. Breeding, unmarried by Warranty Deed from Bobby R. Melder and wife, Deede S. Melder, recorded on the 31st day of January, 2005 in Instrument No. 20050131-0010896, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2813 Chapelwood Drive, Hermitage, TN 37076

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, has 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 our hands this 23rd day of October, 2009

Steven A. Breeding

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, Steven A. Breeding, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of October, 2009

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES November 7, 2011