Davidson County DEEDWARR
Recvd: 06/15/10 08:10 3 pgs
Fees:18.00 Taxes:721.50
20100615-0046238

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $193,000.00 Affiant Subscribed and sworn to before me on this 18th day of May, 2010. Notary Public MY COMMISSION EXPIRES: 12-10-2012

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURIE M. HARRIS

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Himanshu Joshi and Jayaben Joshi (NAME)	WR Starkey (NAME)	
2033 Spring Branch Drive (ADDRESS)	5055 W Park Blvd Ste 300 (ADDRESS)	Map and Parcel 34-7-A-166.00CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mitchell T. Hart and wife, Marcia L. Hart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Himanshu Joshi and wife, Jayaben Joshi**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Final Subdivision Plat of Harbor Village, Phase III, of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell T. Hart and wife, Marcia L. Hart by Correction Warranty Deed from Westview Homes, LLC, dated June 22, 2007, of record in Instrument No. 20070705-0079983, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2033 Spring Branch Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of May, 2010.

Mitchell T. Hart

Marcia L. Hart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that **Mitchell T. Hart and Marcia L. Hart** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this ~~the~~ 18th day of May, 2010.

Notary Public
My Commission Expires: 7-25-2012

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

I, Dawn D. Chase 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.

Signature

State of IN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).