BILL GARRETT, Davidson County
Trans:T20100061045 DEEDWARR
Recvd: 09/28/10 13:27 3 pgs
Fees:18.00 Taxes:728.90

20100928-0077178

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ FRANKLIN
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
~~$245,000.00~~ $197,000.00

Veronica Running
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF September, 2010.

NOTARY PUBLIC

My Commission expires: no expiration

ADAM F. SAAD
Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

THIS INSTRUMENT PREPARED BY:
James A. Saad, James A. Saad LLC, 229 Huber Village Blvd., Suite 130, Westerville, Ohio 43081

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: Chakradhari Sharan	SEND TAX BILLS TO: c/o Loan One Mortgage Co., Inc.	MAP & PARCEL NUMBERS: 172-15-0A-133.00
(NAME) 3921 Bryce Road	(NAME) 229 Huber Village Blvd., Sutie 200	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) Westerville, Ohio 43081	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

NITI S. SHARAN, unmarried; and PREM KUMAR SHARAN and his wife, MEENU SINHA,

Hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

CHAKRADHARI SHARAN, a married man,

Hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 128 on the Plan of Holt Woods, Section Nine, of record in Plat Book 9700, Page 164, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Prem Kumar, unmarried, by deed from Samuel B. Hayes and wife, Gloria A. Hayes, of record as Instrument No. 20031008-0149396, dated September 30, 2003, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Niti S. Sharan, an unmarried woman, and Prem Kumar Sharan, an unmarried man, by Quitclaim Deed from Pren Kumar, an unmarried man, of record as Instrument No. 20031020-0154898, dated September 30, 2003, and corrected as Instrument No. 20080626-0065969, dated January 23, 2008, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record, if any.

This is improved property, known as 3921 Bryce Road, Nashville, Tennessee 37211

Mail to:

James A. Saad LLC
Star Title Agency LLC
229 Huber Village Blvd. #130
Westerville OH 43081

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20th day of September, 2010.

Niti Sharan
Niti S. Sharan

Prem Kumar Sharan
Prem Kumar Sharan 9/24/10

Meenu Sinha
Meenu Sinha 9/24/10

STATE OF Florida }
County of Miami-Dade }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Niti S. Sharan, unmarried**, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of September, 2010.

My Commission expires:
Dec 12, 2010

Douglas J. Jeffrey
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Douglas J. Jeffrey
Commission # DD610055
Expires: DEC. 12, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

STATE OF TENN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Prem Kumar Sharan and Meenu Sinha, husband and wife**, the bargainor(s) with whom I am personally acquainted (or proved to me in 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 at office this 24 day of SEPT., 2010.

My Commission expires:
8-10-2014

Notary Public

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of DAVIDSON

On 9-24-2010 (DATE) before me, JAMES JOHNSTON (NAME OF NOTARY PUBLIC)

personally appeared PREM KUMAR SHANKAR AND MEENU SINHA, (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), an that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

My Comm. Exp. 9-10-2014

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE