BILL GARRETT, Davidson County
Trans:T20110012308 DEEDWARR
Recvd: 03/01/11 13:37 2 pgs
Fees:13.00 Taxes:55.50
20110301-0016450

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2011.

NOTARY PUBLIC

My commission expires: 12/23/2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deivys Hernandez 1706 Saint Louis Street Nashville, TN 37208	Same address as new owner	81.07-0-176.00

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and 00/100 Dollars ($15,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **PARMESH SHARMA, a single man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DEIVYS HERNANDEZ,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 38 on the Plan of George Sheilds Second Addition to North Nashville, as of record in Book 57, Page 146, Register's Office for Said County. Said Lot No. 38 fronts 60 feet on the Northerly side of St. Louis Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Parmesh Sharma, a single man, by Special Warranty Deed from Liquidation Properties, Inc., dated 6/25/2008, recorded 7/2/2006, of record in Instrument No. 20080702-0068390, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 22nd day of February, 2011.

PARMESH SHARMA

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, a Notary Public, Parmesh Sharma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of February, 2011.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014