BILL GARRETT, Davidson County
Trans:T20110045784 DEEDWARR
Recvd: 07/28/11 11:07 2 pgs
Fees:13.00 Taxes:1002.70
20110728-0057792

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $271,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2011.

Notary Public
My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

06-1107-74311

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna J. Seigal 308 Landings Way Mt. Juliet TN 37122	First Bank 2021 Hamilton Pl, Ste A Chattanooga, TN 37421	87-02-0-A-018

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rahil D. Shah and wife, Pinki K. Prasad-Shah, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna J. Seigal and husband, Christopher M. Seigal, hereinafter called the Grantees, their successors 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. 44 on the Plan of Cobblestone Landing, Phase I, of record in Instrument No. 20050822-0099471, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rahil D. Shah and Pinki K. Prasad-Shah, husband and wife, by deed from Drees Premier Homes, Inc. an Ohio corporation, dated September 1, 2006, recorded September 7, 2006 in Instrument No. 20060907-0110572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 308 Landings Way, Mt. Juliet, TN 37122

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of July, 2011.

Rahil D. Shah

Pinki K. Prasad-Shah

STATE OF Louisiana
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rahil D. Shah and Pinki K. Prasad-Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of July, 2011.

State of ~~Tennessee~~ Louisiana at Large

My Commission expires



