WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2011.

SONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires OCT 21, 2013 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aneel M. Pandey	Aneel M. Pandey	Map 115-12
(NAME) 6121 Robin Hill Road	(NAME) 4816 Post Road	Parcel 93
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GARY D. CAVAZOS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANEEL M. PANDEY,** 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 No. 21 on the Plan of West Meade Farms, Inc., Section "B", of record in Plat Book 1835, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Gary D. Cavazos by Quitclaim Deed from Tara E. Cavazos (also known as Tara Elizabeth Cavazos) of record in Instrument No. 20091113-0104582, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 1835, page 7, said Register's Office; (c) restrictive covenants of record in Book 1852, page 33, said Register's Office; and (d) easement of record in Book 6255, page 710, said Register's Office.

Grantor warrants that the subject property has never been the marital residence of the Grantor and as such is not subject to any marital rights therein

unimproved ☐

This is improved ☒ property, known as 6121 Robin Hill Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20110064279 DEEDWARR
Recvd: 10/14/11 09:48 2 pgs
Fees:13.00 Taxes:1461.50
20111014-0080003

Witness my hand this 12TH day of October, 2011.

Gary D. Cavazos by Ashley C. Cavazos, Attorney in Fact

Gary D. Cavazos
By Ashley C. Cavazos, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2011, before me personally appeared Ashley C. Cavazos, to me known to be the person who executed the foregoing instrument on behalf of Gary D. Cavazos and acknowledged that she executed the same as the free act and deed of Gary D. Cavazos.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011