WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120001354 DEEDWARR
Recvd: 01/06/12 10:33 2 pgs
Fees:13.00 Taxes:822.22
20120106-0001518

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,222.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2011

Notary Public

MY COMMISSION EXPIRES: 6/9/2013

(AFFIX SEAL)

TREY CAIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yograj Shivdasani	Wells Fargo Bank NA	181100A15000CO
(NAME)	(NAME)	
6917 Scarlet Ridge Drive	2701 Wells Fargo Way X9901-115	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tammy Mallory , an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Yograj Shivdasani and wife, Janvi Shivdasani**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 404, on the Final Plat of Phase Four, Autumn Oaks Subdivision, as shown by plat appearing of record in Instrument No. 20020523-0062993 and Surveyor's Correction of record in Instrument No. 20030110-0004644, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tammy Mallory, an unmarried woman, by Warranty Deed dated June 18, 2007 of record in Instrument No. 20070621-0074335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Instrument No. 20020523-0062993 and Surveyor's Correction in Instrument No. 20030110-0004644, Register's Office for Davidson County, Tennessee.
All matters on the Boundary Plat of record in Plat Book 6900, Page 786 and in Plat Book 9700, Pages 913 and 914, Register's Office for Davidson County, Tennessee.
Restrictive covenants and by-laws contained in an instrument of record in Instrument Nos. 20010912-0099443, 20100414-0028160 and 20101206-0096935, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.
Restrictions contained in Deeds of record in Book 6704, Page 397 and Book 6704, Page 405, as amended in Book 6968, Page 30, Register's Office for Davidson County, Tennessee. Tennessee Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 9343, Page 199

and Book 11217, Page 799, Register's Office for Davidson County, Tennessee. 9.
Right of Way Easement of record in Book 2245, Page 271 and Book 4240, Page 667, and as amended in Partial Release of Right of Way of record in Book 6968, Page 25, Register's Office for Davidson County, Tennessee.
Easements of record in Book 3376, Page 239 and Book 475, Page 547, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7760, Page 970, Register's Office for Davidson County, Tennessee.
Easement of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.
Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress thereto of record in Book 261, Page 284 and Book 6704, Page 397, Register's Office for Davidson County, Tennessee.
Easement for the flow of Mill Creek, as much as thereon may flow, from time to time.
The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Mill Creek without diminution or pollution and the consequence of any past or future change in the location of Mill Creek.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6917 Scarlet Ridge Drive, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of December, 2011.

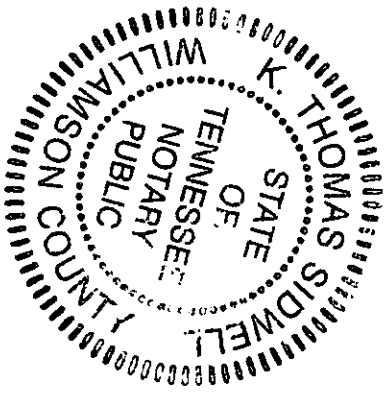
Tammy Mallory

State of Tennessee
County of Williamson

Personally appeared before me Tammy Mallory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2011.

Notary Public
My Commission Expires: 11/10/13



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027