WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120027205 DEEDWARR
Recvd: 04/13/12 14:05 2 pgs
Fees:13.00 Taxes:518.00
20120413-0031915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-27-2013
(AFFIX SEAL)

RYAN TRAMMEL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda J. Consiglio	New Owner	Map 64-16-E
(NAME)	(NAME)	
504 Griffin Circle		Parcel 28 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **AMIT SHAH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA J. CONSIGLIO,** 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 Unit No. 28 in Building 8, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, as amended in Instrument No. 20061106-0137656, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amit Shah, an unmarried man, by deed dated August 15, 2007 from Phillips Builders, LLC, of record in Instrument No. 20070823-0101059, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; and (b) restrictive covenants of record in Instrument 20061025-0132473, Instrument No. 20061106-0137656 and Instrument No. 20071105-0130490, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 504 Griffin Circle, Hermitage, Tennessee 37076

(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.

Witness my hand this 13th day of April, 2012.

Amit Shah by
Kevin D. Montgomery, Attorney in Fact

Amit Shah
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _ day of _, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Amit Shah and acknowledged that he executed the same as the free act and deed of Amit Shah.

Witness my hand and official seal at Nashville, Tennessee this 13th day of April, 2012.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public