WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/12 11:44 2 pgs
Fees:13.00 Taxes:2380.85
20120514-0041395

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$643,472.85.**

Affiant

Subscribed and sworn to before me this 10th day of May, 2012.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER R. PIERCE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Devang J. Pastakia	Same	118-05-0-211.00
2420 Craig Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devang J. Pastakia and Roopa Devang Pastakia**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Resubdivision Partition of Lot 28, Original Map of Vaulx Lands (not of record) shown on the Plan of Section 1, Battlefield Estates, of record in Instrument Number 20111228-0101467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to William H. Smallman, by deed from Eloise B. Solomon, First Successor Trustee of the Newt A. Solomon Revocable Living Trust AND Eloise B. Solomon, Trustee of the Eloise B. Solomon Revocable Living Trust, on September 16, 2011, of record in Book 201109190072341, page , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 20111228-0101467, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 843, page 96, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2420 Craig Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 10, 2012.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Smallman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 10, 2012

My commission expires 1-6-14

Notary Public

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY