Davidson County DEEDWARR
Recvd: 03/03/14 11:16 3 pgs
Fees:18.00 Taxes:777.00
20140303-0017721

WARRANTY DEED

R-VRES-14-1000

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires NOV 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sagar Onta	Bank of America	
1000 11th Avenue North (ADDRESS)	4909 Saverese Circle (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Tampa, FL 33634 (CITY) (STATE) (ZIP)	081-16-0 599.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIAN JOBE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAGAR ONTA, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 20 & 21, ON THE PLAN OF B.W. HALL'S ADDITION TO NORTH NASHVILLE, AS SHOWN ON PLAT OF RECORD IN BOOK 17, PAGE 261, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ELEVENTH AVENUE NORTH, FORMERLY CUMBERLAND STREET AND JACKSON STREET, THENCE NORTHWARDLY ALONG THE EAST SIDE OF ELEVENTH AVENUE NORTH 42 FEET; THENCE EASTWARDLY PARALLEL TO JACKSON STREET, 100 FEET; THENCE SOUTHWARDLY PARALLEL TO ELEVENTH AVENUE NORTH AND WITH THE EASTERLY LINE OF SAID LOT NOS. 20 & 21, 42 FEET TO JACKSON STREET, THENCE WESTWARDLY WITH THE NORTHERLY MARGIN OF JACKSON STREET, 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JULIAN JOBE BY WARRANTY DEED DATED 10/18/2013 FROM JAMES A. HALL, AN UNMARRIED MAN OF RECORD IN INSTRUMENT 20131021-0109842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 17, PAGE 261, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1000 11th Avenue North, Nashville, Tennessee 37208
(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 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 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/our hand(s) this 28th day of February, 2014.

Julian Jobe

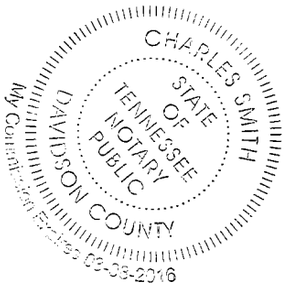
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN JOBE, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

