WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015803 DEEDWARR
Recvd: 03/07/14 14:03 2 pgs
Fees:13.00 Taxes:616.05
20140307-0019471

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY March, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khushvinder Mangat	Synovus Bank	061-14-0-215.00
(NAME)	(NAME)	
807 Gillock Street	2204 Lakeshore Dr. Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT WE, JOSEPH JAMES, III AND WIFE, LINDA K. JAMES,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHUSHVINDER MANGAT AND ELIZABETH MANGAT, HUSBAND AND WIFE,** 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(s) 2, as shown on the map entitled Resubdivision of part of Lot No. 73 on the Plan of the Subdivision of the Maplewood Home Tract, of record in Book 6050, page 294 (previously shown in error as Plat Book 421, page 174), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH JAMES, III AND WIFE, LINDA K. JAMES, by deed from ABDUI R. ASHARI AND WIFE, LATIFA ASHARI, of record as Instrument No. 20050802-0090041, dated July 19, 2005, said Register's Office.

This is: Improved property, known as 807 Gillock Street (House Number) (Street) Nashville, TN 37216 (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 our hands this 3 day of March, 2014.

Joseph James, III

Linda K. James

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joseph James, III, and Linda K. James to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of March, 2014.



Notary Public

My Commission Expires: