BILL GARRETT, Davidson County
Trans:T20140017929 DEEDWARR
Recvd: 03/18/14 08:23 2 pgs
Fees:13.00 Taxes:499.50
20140318-0022089

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
14-1426

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bhaveshkumar K. Jani 2015 Pinecrest Drive Nashville, TN 37211	Bank of America, N.A. P.O Box 961206 Ft. Worth, TX 76161-0206	162-09-0D-008.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

B. Mehta 3/14/14
Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Deborah Bissell
Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **J.D. Eatherly, an individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Bhaveshkumar K. Jani and his wife Nutan B. Jani ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit 8, PINECREST TOWNHOMES, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument No. 20081230-0123641 and Amended at Instrument No. 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J.D. Eatherly, an individual by Warranty Deed from Atrima Associates, LLC, a Tennessee limited liability company, recorded on the 12th day of September, 2007 in Instrument No. 20070912-0109609, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **2015 Pinecrest Drive, Nashville, TN 37211,** and is not the residence of Grantor.

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **March, 2014.**

GRANTOR(S)

JD Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **JD Eatherly** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **14th** day of **March, 2014.**

Notary Public

My Commission Expires: 6-1-205

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015