Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2014.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

06-1401-75469

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Roman 3001 Hamilton Church Road Unit #509 Antioch TN 37013	NEW OWNER	163-04-0-A-509.00-CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Puneet Mahan, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Roman and Jared Neff**, hereinafter called the Grantees, their successors 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. 509, on the Plan of Hamilton Crossings Townhomes, as shown in Exhibit "A-3" to Amendment to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050310-0026734, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nationstar Mortgage, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated September 12, 2013, recorded October 8, 2013, of record in Instrument No. 20131008-0105660, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Puneet Mahan, a married man by Special Warranty Deed from Nationstar Mortgage, LLC, dated November 25, 2013, recorded December 10, 2013, of record in Instrument No. 20131210-0125081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Swati Patel, spouse of Grantor, hereby joins in the execution of this instrument for the purpose of conveying any marital interests she may have in subject property.

This property is improved property known as 3001 Hamilton Church Road, Unit #509, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140023446 DEEDWARR
Recvd: 04/07/14 15:07 2 pgs
Fees:13.00 Taxes:388.50
20140407-0029009

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 25th day of March, 2014.

Puneet Mahan by Swati Patel as Attorney-In-Fact

Puneet Mahan by Swati Patel
As Attorney-In-Fact

Swati Patel

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, SWATI PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument both individually and on behalf of Puneet Mahan as his attorney-in-fact, pursuant to a Power of Attorney recorded in Instrument No. 20140407-0029008, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of herself and Puneet Mahan as his Attorney-In-Fact.

Witness my hand this 25th day of March, 2014.

Notary Public
State of Tennessee at Large

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission expires 9.12.17

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066