WARRANTY DEED

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kumar Doshi	**Charles Cardona**	**71-8-200.00**
(NAME)	(NAME)	
6 Arden Lane	**6 Arden Lane**	
(ADDRESS)	(ADDRESS)	
Commack, NY 11725	**Commack, NY 11725**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gerald Bequette and wife, Joyce Bequette** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kumar Doshi and Charles Cardona,** 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 No. 71 on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gerald Bequette and wife, Joyce Bequette by Warranty Deed from Beverly Sue Eberlei and Richard Eberlei, wife and husband, filed of record on April 5, 2013, as Instrument No. 20130405-0033797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 91, said Register's Office.

unimproved
This is improved X property, known as **517 Wesley Avenue, Nashville, TN 37207**
(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 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.

BILL GARRETT, Davidson County
Trans:T20140027029 DEEDWARR
Recvd: 04/22/14 09:08 2 pgs
Fees:13.00 Taxes:355.20
20140422-0033367

Witness our hands this 21st day of April, 2014.

Gerald Bequette

Joyce Bequette

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Gerald Bequette and wife, Joyce Bequette, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2014.

Commission expires: 5-2-2016

Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County