WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140031885 DEEDWARR
Recvd: 05/08/14 09:47 2 pgs
Fees: 13.00 Taxes: 795.50
20140508-0039355

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-13-17

(AFFIX SEAL)

SHAWNA HOLLADAY NOTARY PUBLIC STATE AT LARGE KENTUCKY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Vasant Pandit	Republic Bank & Trust	05413004500
(NAME)	(NAME)	
3253 Lakeshore Drive	200 S. 7th Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lousiville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Janet Curtis, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph Vasant Pandit, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 4 in R.D. Stanford's Subdivision of Lot No. 16, Section 1, of the Dabbs and Elliott Tract at Dupontonia, Old Hickory, Tennessee, and recorded in Book 843, Page 79, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janet Curtis, a single woman by Warranty Deed dated 01/09/2013 from James G. Barrett, Jr. of record in Instrument 201301100003162, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 843, Page 79, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3253 Lakeshore Drive, Old Hickory, TN 37138
(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/or 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/or 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 hand this 25th day of April, 2014.

Janet Curtis

State of Tennessee
County of Wilson

Personally appeared before me Janet Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This Instrument Prepared By:
Lee B. Harris - Attorney at Law
Limestone Title and Escrow, LLC
320 Whittington Pkwy. #108
Louisville, KY 40222
(502) 632-2277

After Recording Return To:
Limestone Title & Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222