BILL GARRETT, Davidson County
Trans:T20140043965 DEEDWARR
Recvd: 06/20/14 14:08 2 pgs
Fees:13.00 Taxes:399.60
20140620-0054184

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2014.

Notary Public

My commission expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebecca Bauernfeind	**Reliant Bank**	**Map\Parcel: 0710528100**
1715 Edgewood Avenue	**101 Creekstone Blve, Suite 200**	
Nashville, TN 37207	**Franklin TN 37064**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Puneet Mahan, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Bauernfeind, unmarried woman

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 part of Lot 46 on the Plan of Brooklyn Heights as shown in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee, and being more particularly described As follows:

Beginning at an iron rod in the north right of way of Edgewood Avenue Approximately 295 feet east of the eastern right of way of Haines Street, the southwest Corner of this property. Thence North 21 degrees 56 minutes 57 seconds West 134.89 Feet to an iron rod. Thence North 65 degrees 50 minutes 29 seconds East 40.00 feet to An iron rod. Thence South 21 degrees 56 minutes 57 seconds East 134.89 feet to an iron Rod in the north right of way of Edgewood Avenue. Thence with said right of way South 65 degrees 50 minutes 29 seconds West 40.00 feet to the point of beginning and containing 5392 square feet or 0.124 acres, according to survey by Delle Land Surveying Co., Inc. Being the same property conveyed to Puneet Mahan by deed from Fred Woodard and Karen Woodard AKA Fred A. Woodard and Karen F. Woodard, married of record in Instrument Number 20120611-0050990, Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 11, 2012. Swati Patel hereby joins in to convey any and all martial interest he may have in this property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees

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.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Easement in Book 9629, Page 88, Register's Office for Davison County, Tennessee.

The signature of Puneet Mahan is signed by his duly appointed Attorney-in-fact Swati Patel, pursuant to the Power of Attorney recorded in Instrument # 20140620-0054183, said Register's Office.

This is improved property known as 1715 Edgewood Avenue Nashville, TN 37207.

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 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 my/our hand(s) this 17th day of June, 2014.

Puneet Mahan by Swati Patel
His Attorney-in-fact

Puneet Mahan by Swati Patel
His Attorney- in-Fact

Swati Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **Swati Patel** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for Puneet Mahan and being authorized to do so, did execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 17th day of June, 2014.

My Commission Expires: 3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Swati Patel the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2014.

My Commission Expires: 3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314068CI**