BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050956 DEEDWARR
Recvd: 07/16/14 10:49 2 pgs
Fees:13.00 Taxes:771.45
20140716-0062786

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,500.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Tonya B. Cherry
Notary Public

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sarvesh Miyan	Quicken Loans, Inc.	Parcel ID:
5241 Ridgefalls Way	1050 Woodward Ave.	173040A23100CO
Antioch, TN 37013	Detroit, MI 48226-1906	

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 acknowledged, we

Randy T. Harrell and wife, Vicki S. Harrell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sarvesh Miyan , married and Kashyap Khetani, married and Satish Bisht , married, as Tenants in Common

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:

Being Lot No. 231 on the Plan of Oak Highlands, a Planned Unit Development, Phase Two, of record in Instrument 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Randy T. Harrell by deed from Regina Williams, of record in Instrument 20111122-0091525, dated November 10, 2011, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24 amended in Book 7367, Page 587; Book 8765, Page 77; Instrument 2000428-0042354; 20020725-0089130; 20020725-0089131; and Book 7367, Page 615 amended in Book 8765, Page 90, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 19991213-0302267, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5241 Ridgefalls Way, 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 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.

Witness our hands this 15th day of July, 2014.

Randy T. Harrell

Vicki S. Harrell

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy T. Harrell and Vicki S. Harrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

