File BOX 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Rachel Fan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2014.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-17

G-VRES-14-6600

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gautam B. Bhave and Carly M. Bhave	Bank of Nashville, division of Synovus Bank	
(NAME)	(NAME)	**12905001900**
6600 Rolling Fork Drive	401 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANNE T. BALLARD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GAUTAM B. BHAVE AND CARLY M. BHAVE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 888 on the Plan of West Meade Farms, Inc., Section XIV of record in Plat Book 2331, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne T. Ballard, an unmarried person by deed from Anne T. Ballard and Betty June Hawkins of record in Instrument No. 20070215-0019345 Register's Office for Davidson County, Tennessee, dated February 8, 2007 and recorded on February 15, 2007. Being the same property conveyed to Anne T. Ballard and Betty June Hawkins as joint tenants with the right of survivorship by deed from Patricia Ann Groves Hull, an unmarried woman of record in Instrument No. 20060412-0042299 Register's Office for Davidson County, Tennessee, dated April 7, 2006 and recorded on April 12, 2006.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 109, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2499, Page 99, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6600 Rolling Fork Drive , Nashville, Tennessee 37205**.

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 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 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:T20140056634 DEEDWARR
Recvd: 08/04/14 14:25 2 pgs
Fees:13.00 Taxes:1591.00
20140804-0069758

Witness my/our hand(s) this the 31st DAY OF JULY, 2014.

Anne T. Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE T. BALLARD, the within named bargainor, 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, this the 31st of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212