BILL GARRETT, Davidson County
Trans:T20140068996 DEEDWARR
Recvd: 09/16/14 09:34 2 pgs
Fees:13.00 Taxes:2349.50
20140916-0084626

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081598**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2014. Notary Public My Commission Expires: _____

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

OF TENNESSEE NOTARY PUBLIC ... COUNTY ... EXPIRES

WARRANTY DEED

Address New Owner: Anurag R. Pardeshi and Natalie M. Curcio 2806 W Kirkwood Ave Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11802010100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M. Thomas Santi Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anurag R. Pardeshi and Natalie M. Curcio, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, on the Map of the Final Plat of the First Subdivision of the W. T. Berry Estate, In the Seventh (7th) Civil District of Davidson County Tennessee, of record in Book 974, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from JGLAC, LLC, a Kentucky limited liability company to M. Thomas Santi, Jr., unmarried as recorded on the 5th day of September, 2012 in Instrument No. 20120905-0080097 and Special Warranty Deed from Beneficial Financial I, Inc., f/k/a Solstice Capital Group, Inc. to JGLAC LLC as recorded on the 28th day of February, 2012 in Instrument No. 20120228-0017248, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.T. BERRY ESTATE, as recorded in Plat Book 974, Page(s) 66.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for dedication of easement for Sanitary Sewer/Storm Drainage recorded in Book 5487, Page 244.

This is improved property located at 2806 W Kirkwood Ave Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2014.

M. Thomas Santi Jr.

STATE OF Virginia)
COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. Thomas Santi Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2014.

Notary Public

My Commission Expires: 2/28/2017

Amy Elizabeth Anderson
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7578958
Commission Exp. 2/28/2017