File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,495,000.00

Rachel Fam
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6999C SHARMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Vineet Sharma and Camellia R. Koleyni	same	117-04-0-083.00
2607 Oakland Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILLIP M. STINSON, A MARRIED MAN*

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

VINEET SHARMA AND CAMELLIA R. KOLEYNI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2607 Oakland Avenue, Nashville, TN 37212

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 on the 24th day of September, 2014.

Phillip M. Stinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, PHILLIP M. STINSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of September, 2014.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20140072130 DEEDWARR
Recvd: 09/25/14 15:05 2 pgs
Fees:13.00 Taxes:5531.50
20140925-0088548

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 201 on the Plan of Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County. Said part of Lot No. 201 fronts 60 feet on the Westerly side of Oakland Street and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed by Warranty Deed from Nancy A. Russell aka Nancy Adgent Russell to Phillip M. Stinson as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067202; Quitclaim Deed from Robbie L. Adgent to Nancy A. Russell a/k/a Nancy Adgent Russell as recorded on the 28th day of December, 2004 in Instrument No. 20041228-0152640; Quitclaim Deed from Robbie L. Adgent, an unmarried person to Robbie L. Adgent and Nancy Adgent Russell, as joint tenants with right of survivorship, and not as tenants in common as recorded on the 15th day of December, 1998 in Deed Book 11253, Page 969 and Warranty Deed from Granville C. Mathis and wife, Katherine Hudson Mathis to Robbie L. Adgent as recorded on the 12th day of June, 1970 in Deed Book 4423, Page 749, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Restrictive Covenant for Detached Structure recorded at Instrument No. 20140225-0016090.