WARRANTY DEED



NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Mergelmeyer	Betty Mergelmeyer	128-10-155
(NAME)	(NAME)	
238 Colt Drive	809 West 3rd Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Washington, MO 63090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nainesh Shah and Jaimini Shah, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Betty Mergelmeyer**, 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 Lot No. 152, on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nainesh Shah and wife, Jaimini Shah by deed from Dennis L. Wilson and wife , Tami B. Wilson of record in Book 11500, Page 272, Register's Office for Davidson County, Tennessee.

This conveyance is subject to following exceptions:

1. Easements, or claims of easements, not shown by the public record.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

4. Restrictive Covenants contained in the instrument of record in Book 4504, Page 406, said Register's Office. (Expired)

5. All matters shown on the Plan of record in Book 4460, page 12, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plan.

6. Property Taxes for 2015 and subsequent years.

unimproved ☐

This is improved ☑ property, known as 238 Colt Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140074994 DEEDWARR
Recvd: 10/03/14 15:03 2 pgs
Fees:13.00 Taxes:530.95
20141003-0091966

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 30th day of September, 2014.

Nainesh Shah

Jaimini Shah

State of Tennessee
County of Davidson

Personally appeared before me Nainesh Shah and Jaimini Shah, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2014.

Notary Public
My Commission Expires: 10-18-16

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE