BILL GARRETT, Davidson County
Trans:T20140081179 DEEDWARR
Recvd: 10/28/14 13:00 2 pgs
Fees:13.00 Taxes:1110.00
20141028-0099378

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 56963
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Evan R. Cobb 5617 Knob Road Nashville, TN 37209	Bank of America % PHH Mortgage 1 Mortgage Way Mt. Laurel, NJ 08054

TAX MAP PARCEL NUMBERS: 10306017000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gautam Bhave and wife, and Carly Bhave**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan R. Cobb** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County.

Said Lot No 59 fronts 108.6 feet on the southerly margin of Knob Road and extends back between parallel lines 300 feet to a dead line in the rear.

Being the same property conveyed to Guatam Bhave and Carly Bhave, by Warranty Deed from Mariam C. McKinney, dated June 22, 2006 and recorded on June 23, 2006 of record in Doc. No. 20060623-0075131, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 47, said Register's Office, which Plan shows a 30, foot minimum building setback line from Knob Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 5617 Knob Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2014.

Gautam Bhave

Carly Bhave

State of Tennessee

County of Davidson

On this 20th day of October, 2014, before me the undersigned authority, personally appeared Gautam Bhave and Carly Bhave, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of Tennessee

County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 20th day of October, 2014.

Notary

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE