BILL GARRETT, Davidson County
Trans:T20140089331 DEEDWARR
Recvd: 11/26/14 14:10 2 pgs
Fees:13.00 Taxes:514.30

20141126-0109358

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2014.

Tracey Perry
Notary Public

My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michauka Smith	**New Owner**	**Map\Parcel: 059040A16200CO**
2816 Creekbend Drive		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, I,

Puneet Mahan, Married

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

Michauka Y. Smith. Unmarried

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. 66 on the Plan of Phase 4, 5 & 6, Brookview Subdivision of record in Plat at Instrument No. 20060303-0025044, 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 Michael Dismukes and wife, Atanya Dismukes by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061023-0131048 Register's Office for Davidson County, Tennessee, dated 10/19/2006 and recorded on 10/23/2006. (Value of consideration shown in aforementioned deed $144,453.00.) Being also known as 2816 Creekbend Drive Nashville, TN 37207. Being the same property conveyed to Nationstar Mortgage, LLC by deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20130801-0080081 Register's Office for Davidson County, Tennessee, dated 07/26/2013 and recorded on 08/01/2013. See also Appointment of Substitute Trustee of record in Instrument No. 20130611-0059231, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $145,722.64.) Being also known as 2816 Creekbend Drive Nashville, TN 37207. Being the same property conveyed to Puneet Mahan, a married man by deed from Nationstar Mortgage, LLC of record in Instrument No. 20140205-0010025 Register's Office for Davidson County, Tennessee, dated 01/08/2014 and recorded on 02/05/2014. This property is not the primary residence of the Grantee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record as Instrument Number 20060303-0025044, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050207-0013977, as amended in Instrument Number 20050311-0027337 and supplemented in Instrument Number 20060512-0055856, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Conveyance of Open Space/Common Area to HOA of record in Instrument Number 20060512-0055853, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20051003-0118192, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2816 Creekbend Drive Nashville, TN 37207.

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 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 my/our hand(s) this 20th day of November, 2014.

Puneet Mahan by Swati Patel
Attorney in fact

Puneet Mahan by Swati Patel by Swati Patel
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

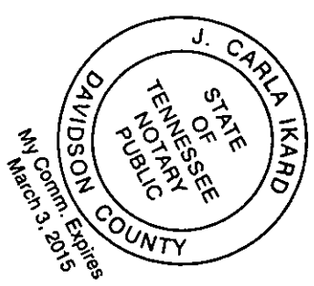
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public personally appeared **Swati Patel** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she is the Attorney-in-Fact for **Puneet Mahan by Swati Patel** and being authorized to do so, did execute this instrument on his/her behalf by virtue of power of attorney being recorded in Record Book ____, Page ____, in Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 20th day of Nov 2014.

Notary Public

My Commission Expires: 3-3-15



File #: **314156CI**