BILL GARRETT, Davidson County
Trans:T20140091144 DEEDWARR
Recvd: 12/05/14 10:33 2 pgs
Fees:13.00 Taxes:362.23
20141205-0111585

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $97,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2014.

Notary Public

My commission expires: 8-18-18

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Preeti H. Shah	FRANKLIN SYNERGY BANK	**Map\Parcel: 164060A05300CO**
4316 Summercrest Blvd #521	722 COLUMBIA AVENUE	
Antioch, TN 37013	FRANKLIN, TN 37064	

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, WE,

John A. Loomis, Jr. and wife, Christine M. Loomis

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

Preeti H. Shah

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

Land in Davidson County, Tennessee, being all of Unit No. 53, Autumn Glen, Section 1, a Condominium Regime, as shown by Plat in Instrument Number 20020926-0117438, as established in Master Deed of record at Instrument No. 20030929-0143614, as amended at Instrument No. 20101229-0103591, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to John A. Loomis, Jr. and Christine M. Loomis, husband and wife by deed from Mainstreet Homes, LLC, a Limited Liability Company of record in Instrument No. 20050331-0034927, dated March 25, 2005 and recorded on March 31, 2005, rerecorded in Instrument Number 20050705-0076852, Register's Office for Davidson County, Tennessee. See also quitclaim deed in Instrument Number 20120627-0056271, dated April 16, 2012, recorded June 27, 2012.

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; including Rollback taxes, if any.

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.

This is improved property known as **4316 Summercrest Blvd #521 Antioch, TN 37013**.

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 our hands this 28 day of November, 2014.

John A. Loomis, Jr.

Christine M. Loomis

STATE OF Florida
COUNTY OF Charlotte

Personally appeared before me, a Notary Public of said County and State, John A. Loomis, Jr. and Christine M. Loomis the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2014.

Notary Public

My Commission Expires: 4-1-2016

ANGELA A. MORRISSEY
Notary Public, State of Florida
Commission# EE 185538
My comm. expires Apr. 1, 2016

File #: **140411**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027