WARRANTY DEED

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R-RR-14-119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Amy C Schleuer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

DAVIDSON COUNTY, TN
JAMES A. HAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan M. Carroll and John W. Carroll, Jr.	Farmington Mortgage, a Division of CapStar Bank	
(NAME) 7253 Green Meadow Ln	(NAME) 2002 Richard Jones Road, Suite 300A	051-08-0-124.00
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHETANKUMAR BHATEWARA AND DIPTI CHETAN BHATEWARA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUSAN M. CARROLL AND JOHN W. CARROLL, JR.,** hereinafter called the Grantee(s), their heirs and assigns, that 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. E on the Plan of Duewest Montague of record in Plat Book 421, Page 152, 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 Chetankumar Bhatewara and his wife, Dipti Chetan Bhatewara, as tenants by the entirety by Quitclaim deed from Rita J. Chhajed of record in Instrument No. 20120517-0042793 Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 17, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 421, Page 152, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 E Due West Ave, Madison, Tennessee 37115**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140091235 DEEDWARR
Recvd: 12/05/14 12:27 2 pgs
Fees:13.00 Taxes:414.40
20141205-0111697

Witness my/our hand(s) this the 3rd DAY OF DECEMBER, 2014.

Chetankumar Bhatewara by John Gleaves as Attorney in Fact

Dipti Chetan Bhatewara by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHETANKUMAR BHATEWARA AND DIPTI CHETAN BHATEWARA, and who acknowledged he/she/they executed the same as the free act and deed of the said CHETANKUMAR BHATEWARA AND DIPTI CHETAN BHATEWARA.

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires: 9/18/2016
(SEAL)



RETURN TO:
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Nashville, TN 37212