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This instrument prepared by:
Tish Baldwin, Esq.
Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027
File # 141774TN

BILL GARRETT, Davidson County
Trans:T20140094513 DEEDWARR
Recvd: 12/17/14 14:12 2 pgs
Fees:13.00 Taxes:573.50
20141217-0115515

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lauren McCullough Young **2813 Chapelwood Drive** **Hermitage, TN 37076**	SAME	**86-14-0B-20.00 CO**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aakash B. Pandya and wife, Atmaja Aakash Pandya**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Lauren M. Young and Christopher M. Young, wife and husband,** hereinafter called the Grantee, his/her 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 20, PLAN OF FLEETWOOD SUBDIVISION, PHASE 1, as shown on plat of record in Plat Book 6900, pages 465-466, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Aakash B. Pandya and wife, Atmaja Aakash Pandya, by deed from Steven A. Breeding, unmarried, of record in Instrument No. 20091026-0098456, Register's Office, dated 10/23/09 and recorded 10/26/09.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien and will be the responsibility of the Granteefor payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Aakash B. Pandya and wife, Atmaja Aakash Pandya** do covenant with the said

12/12/14 (AP) 12/12/14 (AP)

Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Aakash B. Pandya and wife, Atmaja Aakash Pandya** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2813 Chapelwood Drive, Hermitage, TN 37076**.

Executed on this 12th day of December. 2014.

12/12/14
Aakash B. Pandya

12/12/14
Atmaja Aakash Pandya

STATE OF New Jersey
COUNTY OF Monmouth

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Aakash B. Pandya and wife, Atmaja Aakash Pandya** executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of December, 2014.

M. C. Jani
Notary Public

NEW JERSEY NOTARY PUBLIC MONALI C. JANI

My Commission Expires: 07/2016

STATE OF TENNESSEE
COUNTY OF

OFFICIAL SEAL
MONALI C. JANI
NOTARY PUBLIC - NEW JERSEY
My Comm Expires 07-07-2016

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Matt Shanklin
Affiant

Sworn to and subscribed to me, the undersigned, this 16TH day of December, 2014.

Pam Houser
Notary Public

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

My Commission Expires:_____