BILL GARRETT, Davidson County
Trans:T20150012565 DEEDWARR
Recvd: 02/20/15 12:02 2 pgs
Fees:13.00 Taxes:1690.90

20150220-0014810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 12TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juliet DePina and Cardine Hildt, tenants in common with right of survivorship	Mortgage Investors Group	093061J15100CO
	(NAME)	
415 Church Street #1914	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Divya Shroff, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Juliet DePina and Cardine Hildt, tenants in common with right of survivorship, hereinafter called the Grantees, 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, A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 1914 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE PERCENTAGE INTEREST IN COMMON ELEMENTS AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT SET FORTH IN THE MASTER DEED AND AMENDMENTS THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DIVYA SHROFF BY DEED FROM J. GLENN GOLDEN AND WIFE, MELISSA W. GOLDEN OF RECORD IN INSTRUMENT NO. 20121207-0112861, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE GRANTORS PRINCIPAL RESIDENCE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 415 Church Street #1914, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 12th day of February, 2015.

WARRANTY DEED
(Continued)

Divya Shroff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Divya Shroff, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072