

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 24th day of April, 2015.

Notary Public

My commission expires: 6-5-16

Davidson County DEEDWARR
Recvd: 04/27/15 12:24 3 pgs
Fees:18.00 Taxes:758.50
20150427-0037460

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ashish Patil	**American Financial Resources, Inc.**	**097 02 0A 408.00CO**
1312 RiverBirch Way	**9 Sylvan Way**	
Hermitage, TN 37076	**Parsippany, NJ 07054**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael C. Zonar, unmarried, and James P. Zonar, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashish Patil and Megha Mehta, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 408 on the Plan of Villages of Riverwood, Section One, Phase 4A of record in Plat Book 20130412-0036733, Page , 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 C. Zonar and Sarah E. Rice, husband and wife by warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20130820-0087364 Register's Office for Davidson County, Tennessee, dated 08/14/2013 and recorded on 08/20/2013.

Being the same property conveyed to Michael C. Zonar by quitclaim deed from Sarah Elizabeth Zonar of record in Instrument No. 20141117-0105790 Register's Office for Davidson County, Tennessee, dated 11/17/2014 and recorded on 11/17/2014.

Being the same property conveyed to Michael C. Zonar, an unmarried man and James P. Zonar, a married man by quitclaim deed from Michael C. Zonar of record in Instrument No. 20141126-0109264 Register's Office for Davidson County, Tennessee, dated 11/19/2014 and recorded on 11/26/2014.

Said property has never been the personal or marital residence of James P. Zonar.
This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1312 RiverBirch Way, Hermitage, TN 37076.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF April 24, 2015:

Michael C. Zonar

James P. Zonar By Michael C. Zonar As attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Michael C. Zonar and James P. Zonar, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of April, 2015.

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Michael C. Zonar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for James P. Zonar ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 24th day of April, 2015.

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20151124R

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

