Davidson County DEEDWARR
Recvd: 04/28/15 15:19 3 pgs
Fees:18.00 Taxes:403.30
20150428-0038041

151479

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131057

**Send Tax Bills To:**

New Owner

**New Owner is:**
Rajendra B. Bhakta
~~1833 Isabelle Lane~~ 570 Franklin Height Drive
~~Antioch, TN 37013~~ Winchester TN 37398

MAP: 163-16-0C-110.00 CO

PARCEL: 110.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ashley Suzanne Shelley and husband, Stanley Michael Shelley**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rajendra B. Bhakta, a married man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1833 Isabelle Lane, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 110 as shown on the map entitled Final Plat of Matlock, of record in Instrument No. 20070430-0051821, and as established by the Master Deed of Matlock Townhomes recorded in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Ashley Suzanne Shelley and husband, Stanley Michael Shelley, by Warranty Deed from J2K Builders, LLC, dated 9/12/08 and recorded 9/15/08 in Instrument No. 20080915-0094167, in the Register's Office of Davidson County, Tennessee.

AS SMS
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of April, 2015.

GRANTOR(S):

**ASHLEY SUZANNE SHELLEY**

**STANLEY MICHAEL SHELLEY**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ashley Suzanne Shelley and Stanley Michael Shelley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of April, 2015.

MARGARET A. REAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$109,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 23rd day of April, 2015.

DAVID D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**NOTARY PUBLIC**
My commission expires: 3/6/18

True Copy Certification

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

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith