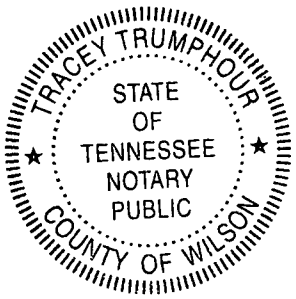
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

U.R.Bhagat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Urvish R. Bhagat	Bank of America, NA	082-09-0-045.00
(NAME)	(NAME)	
2425 Atrium Way	4909 Savarese Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Douglas H. Sadler, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Urvish R. Bhagat, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 193, on the plan of Section 8 Valley Grove, as shown on plat of record in Plat Book 5200, Page 606, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Douglas H. Sadler, a married man by Warranty Deed from Robert K. Kuchta and Bonnie Kathleen Giardono as tenants in common with joint right of survivorship, dated 8/13/2004, in instrument No. 20040819-0100281, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 606, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6139, Page 443, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

BILL GARRETT, Davidson County
Trans:T20150036660 DEEDWARR
Recvd: 05/12/15 12:35 2 pgs
Fees:13.00 Taxes:314.50
20150512-0043435

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as -4542 4540 Brooke Valley Drive, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 10th day of April, 2015.

Douglas H. Sadler

State of Virginia
County of Henrico

Personally appeared before me Douglas H. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2015.

Valerie R. Mock
Notary Public
My Commission Expires: 6-30-2016

VALERIE R. MOCK
Notary Public - Reg. # 239628
Commonwealth of Virginia
My Commission Expires June 30, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122