Davidson County DEEDWARRSP
Recvd: 05/19/15 11:38 3 pgs
Fees:18.00 Taxes:1072.69
20150519-0046047

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$289,915.00**

Affiant

Subscribed and sworn to before me, this 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 6.26.16
(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pankaj Mishra	Community Mortgage LLC DBA Community Mortgage Advisors	126-14-O-A-011.00CO
(NAME)	(NAME)	(MAP)
8549 Beautiful Valley Drive	19045 E. Valley View Parkway, Ste.F	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE JONES COMPANY OF TENNESSEE, LLC, a Missouri limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Pankaj Mishra, a married man, and Shraddha Mishra, a married ~~man~~*, as tenants in common, hereinafter called the Grantee, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 11, on the Plan of Travis Trace Subdivision, Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to The Jones Company of Tennessee LLC, a Missouri limited liability company by deed from Travis Property Developers, a Tennessee general partnership, of record in Instrument No. 20150129-0008528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is improved property known as: 8549 Beautiful Valley Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

* a married woman

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 15th day of May, 2015.

THE JONES COMPANY OF TENNESSEE, LLC

By: _____
Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, LLC, the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford, as such Assistant Vice President.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 15th day of May, 2015.

_____
Notary Public

My commission expires 2/23/16



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)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY