WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150050090 DEEDWARR
Recvd: 06/23/15 11:45 2 pgs
Fees: 13.00 Taxes: 573.50
20150623-0060029

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RYAN LUCK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bantoo Sehgal	Mortgage Investors Group	MAP 61-7
(NAME)	(NAME)	
2034 5th St E	8520 East Kellogg Springs Lane #200	Parcel 54.00 55
(ADDRESS)	(ADDRESS)	
West Fargo, NC 58078	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **1011 Broadmoor, LLC,** a Tennessee limited liability company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bantoo Sehgal,** hereinafter called the GRANTEES, 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 20 of Block "H" on the plan of Broadmoor, section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to 1101 Broadmoor LLC, a Tennessee Limited Liability Company by Quitclaim deed from Brian Derrico and wife, Shannon Derrico, filed for record on January 27, 2015 as Instrument No. 20150127-0007588, Register's Office Davidson County, Tennessee. Further being the same property conveyed to Brian Derrico and wife, Shannon M. Derrico by deed, filed for record on February 20, 2014 as Instrument No. 20140220-0014536, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 174, said Register's Office; (c) Restrictive covenants contained in Book 735, page 41, amended in Book, 840, page 289 said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1011 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 19th DAY OF JUNE, 2015.

1011 Broadmoor, LLC, a Tennessee limited liability company

BY: _____
Brian M. Derrico
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN M. DERRICO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1011 BROADMOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of June, 2015.

_____
Notary Public
My Commission Expires: 10/26/2016
(SEAL)

