Davidson County DEEDWARR Recvd: 07/13/15 07:17 3 pgs Fees:18.00 Taxes:271.95 **20150713-0067444**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00 Affiant Subscribed and sworn to before me, this 19th DAY OF June, 2015. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

WARRANTY DEED

TRA15-2005

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Li Fruitwala	Li Fruitwala	
2005 12th Ave N (ADDRESS)	2005 12th Ave N (NAME)	
Nahsville, TN 37208 (CITY) (STATE) (ZIP)	Nahsville, TN 37208 (ADDRESS) (CITY) (STATE) (ZIP)	081-07-0-097.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH L. WILLIAMS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LI FRUITWALA AND DEBORA TOWNSEND, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Northerly 40 feet of Lot No. 3 and the Southerly 5 feet of Lot No. 4 in Ira Cran Dall's Plan of Lots, as of record in Book 17, Page 297, Register's Office for Davidson County, Tennessee, to which record reference is here made for a more particular description.

Said Northerly part of Lot No. 3 and the Southerly part of Lot No. 4 front together 45 feet on the West side of 12th Avenue North, formerly Sangster Street, and run back West between parallel lines 130 feet, more or less, to an alley.

Being the same property conveyed to Deborah L. Williams, married by Quitclaim deed from Kairos Investment Properties, LLC of record in Instrument No. 20100217-0012061 Register's Office for Davidson County, Tennessee, dated February 10, 2010 and recorded on February 17, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 17, Page 297; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2005 12th Ave N, Nashville, Tennessee 37208
(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 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 hand(s) this 19th day of June, 2015.

Deborah L. Williams

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2015, before me personally appeared Deborah L. Williams, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mulé, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mulé 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:3/20/18

