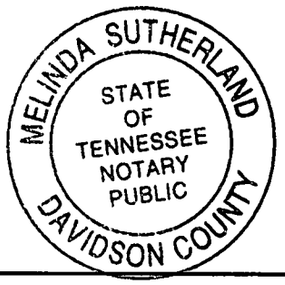
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bhadresh Buch	SunTrust Mortgae, Inc.	181-01-0A-033.00-CO
(NAME)	(NAME)	
6812 Sunnywood Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richomond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Sheila Ann Grossman, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bhadresh Bush and Darshana Bush, husband and wife, 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 No. 36 on the Plan of Section One, Sugar Valley of record in Plat Book 9700, Page 709 through 711, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Sheila Ann Grossman, by Warranty Deed from Eric Stokes and Cynthia Lynn Freudenthal, heirs of Fred M. Stokes, III, as of record in Instrument No.: 20120501-0037027, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

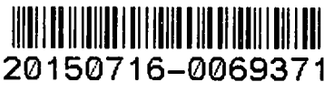
unimproved ☐

This is improved ☑ property, known as 6812 Sunnywood Drive, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20150057757 DEEDWARR
Recvd: 07/16/15 10:43 2 pgs
Fees:13.00 Taxes:939.80



20150716-0069371

Witness my hand this 6th day of July, 2015.

Sheila Ann Grossman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheila Ann Grossman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

