Davidson County DEEDWARR Recvd: 08/03/15 11:44 3 pgs Fees:18.00 Taxes:995.30 **20150803-0076348**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: 10-11-15 (AFFIX SEAL)

WARRANTY DEED

CLR15-6233

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 NUMBERS
Michael Mahabir	Mortgage Investors Group	
6233 Rivervalley Dr	8320 East Walker Springs Lane	
Nashville, TN 37221	Knoxville, TN 37923	126-16A-271.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JEANA D. HENDRIX AND JONATHAN A. HENDRIX, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL MAHABIR AND RANA MAHABIR, 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:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Final Plat of Riverwalk. Phase 2A, Section 2, of record in Instrument No. 20031014-0151984, 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 Jeana D. Hendrix and Jonathan A. Hendrix, wife and husband by Warranty Deed from Brian D. Kim and wife, Kristi M. Kim, of record in Instrument No. 20080911-0093177, Register's Office for Davidson County, Tennessee, dated September 10, 2008 and recorded on September 11, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20031014-0151984, Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Instrument No. 200204250051371, Instrument No. 20020424-0050564, Instrument No. 20010919-010280, Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Instrument No. 20021125-0145984, Instrument No. 20010706-0072536, Book 513, page 396, Book 751, page 375, and Book 787, page 7, Book 4205, page 194, Book 4226, page 715, Book 4257, page 647, Book 7576, pages 315, 318 and 324, Instrument No. 20011024-0115969, Instrument No. 20040826-0103240, Book 1, page 25 and 121, Instrument No. 20040827-0103644; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6233 Rivervalley Dr., Nashville, Tennessee 37221
(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 30th day of July, 2015.

Jeana D. Hendrix

Jonathan A. Hendrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2015, before me personally appeared Jeana D. Hendrix and Jonathan A. Hendrix, wife and husband 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 30th day of July, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. REAVES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

True Copy Certification

I, Robyn DuBray, 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, Robyn DuBray 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