Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0150-15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Charlotte A. Davis
Affiant

BILL GARRETT, Davidson County
Trans:T20150071970 DEEDWARR
Recvd: 08/25/15 12:05 2 pgs
Fees:13.00 Taxes:1794.50
20150825-0085841

ANNEMARIE CAIN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2015

Annemarie Cain
Notary Public
My Commission Expires: 2-20-18

Address of New Owner	Send Tax Bills To:	
Charlotte A. Davis 3037 Dickerson Pike Nashville, TN 37207	New Owner	Map/parcel: 060-08-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

S.L. Sethi and wife, Raksha Sethi

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charlotte A. Davis

HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of the Northern 100 feet of Lot 5, Map of E.A. Lindsey's Subdivision, recorded in Book 5190, Page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and being more particularly described as follows:

Beginning at an iron pin on the easterly right-of-way of Dickerson Pike (U.S. 41-31-W) at the common westerly corner of the herein described property and B.C. Webb Property (Parcel (20) Property Map 60-8) as of record in Deed Book 3436, page 461, Register's Office for Davidson County, Tennessee. Said pin being 594.71' (by Deed) South of the center line of Ewing Lane as measured along the easterly R.O.W. of Dickerson Pike; thence with the common line between the herein described tract and Webb Property (parcel 20) S 79° 16' 35" E 250.00 ft. to an iron pin, corner of Lot No. 2, E.A. Lindsey Resubdivision as of record in Book 5210, page 131, Register's Office for Davidson County, Tennessee (being Parcel (22) Map 60-8); thence with the common line of said Lot No. 2 (Parcel 22) S 13° 04' 53" W, 100.02 ft. to an iron pin, northeast

corner of Lot No. 1, Cecilia Binkley's Resubdivision as of record in Book 5190, page 128, Register's Office for Davidson County, Tennessee and being Parcel 75 on the Map 60-8; thence with the common line between Parcels 75 and 76 N 79° 16' 17" W, 250.00 ft. to an iron pin on the easterly ROW of Dickerson Pike; thence with the easterly ROW of Dickerson Pike with a curve to the left (radius 5200) northerly a distance of 100.0 ft to the point of beginning and containing 0.573 acres.

BEING the same property conveyed to S.L. Sethi and wife, Raksha Sethi, by Warranty Deed from Ronald A. Gershman and Cynthia Palmer Gershman, as Co-Trustees of the Amended and Restated Survivor's Trust under the Harold Gershman Family Trust, dated August 16, 1972 as restated October 23, 1996, dated 7/30/98 and recorded 8/13/98 in Book 11064, Page 901, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3037 Dickerson Pike Nashville, TN, 37207

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2 day of August, 2015

S.L. Sethi

S.L. Sethi

Raksha Sethi

Raksha Sethi

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within S.L. Sethi and Raksha Sethi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2015

Christie Cowart

Notary Public

My Commission Expires: April 24, 2017

STATE OF MISSISSIPPI
CHRISTIE COWART
NOTARY PUBLIC
ID No. 31103
My Commission Expires
April 24, 2017
MADISON COUNTY