STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 179,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2015.

Notary Public

My commission expires: 9.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20150072329 DEEDWARR
Recvd: 08/26/15 09:59 2 pgs
Fees:13.00 Taxes:662.30
20150826-0086273

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jenessa Ann Casey	**NEW PENN FINANCIAL, LLC.**	**16106027600**
633 Huntington Ridge Dr	**4000 CHEMICAL ROAD, SUITE 200**	
Nashville, TN 37211	**PLYMOUTH MEETING, PA 19462**	

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 ACKNOWLEDGE, WE,

Deepak J Desai and Jagdish J Desai, as tenants in common with the right of suvivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jenessa Ann Casey

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. 25 on the Plan of Huntington Park, Section 5, of record in Book 4660, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Deepak J Desai and Jagdish J Desai, as tenants in common with the right of suvivorship by Warranty Deed from Allen R. Murphey, a single person dated 05/28/02 and recorded on 06/10/02 in Instrument No. 20020610-0070243, said Register's Office for said county. Deepak J. Desai and Jagdish J. Desai are both married and their spouses join in this conveyance for the purpose of conveying any marital interest they may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 633 Huntington Ridge Dr, Nashville, TN 37211.

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 in 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.

Witness my/our hand(s) this 20th day of August, 2015.

Deepak J Desai

Deepak J Desai

Jagdish J Desai

Jagdish J Desai

Foram Deepak Desai

Foram Deepak Desai

Daksha Desai

Daksha J. Desai

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Deepak J Desai and Jagdish J Desai, Foram Deepak Desai and Daksha J. Desai the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2015.

Beverly Parham

Notary Public

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 11-13-18