WARRANTY DEED

BR15-0525

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-12-2016

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
Amy L. Thomson	Parkside Lending (NAME)	Davidson County DEEDWARR Recvd: 08/27/15 16:01 2 pgs Fees:13.00 Taxes:925.00 20150827-0087071
525 Tobylynn Drive (ADDRESS)	1125 Ocean Ave (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Lakewood NJ 08701 (CITY) (STATE) (ZIP)	161-11-0-091.00

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 JAGDISH H. SHAH AND WIFE, SMITA J. SHAH AND AND CHINTAN J. SHAH MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY L. THOMSON AND WESLEY P. BROWN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

, 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. 291 on the Plan of Section Four, Huntington Park of record in Plat Book 4460, Page 74, 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 Jagdish H. Shah and wife, Smita J. Shah and Chintan J. Shah, unmarried, as joint tenants with right of survivorship by Warranty deed from Sandra K. Dickson, unmarried of record in Book 11642, page 378, Register's Office for Davidson County, Tennessee, dated August 26, 1999 and recorded on August 31, 1999.

This is not the primary residence of the said Grantors.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4460, Page 74, Book 4580, Page 487, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 525 Tobylynn Drive, 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 26th day of August, 2015.

Jagdish H. Shah

Jagdish H. Shah

Smita J. Shah

Smita J. Shah

Chintan J. Shah

Chintan J. Shah

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2015, before me personally appeared Jagdish H. Shah and wife, Smita J. Shah and and Chintan J. Shah 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 26th day of August, 2015.

Notary Public

My Commission Expires: 2/21/2019

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
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, Yvette Meldrum, 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 herewith 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, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 10/17/18

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2018