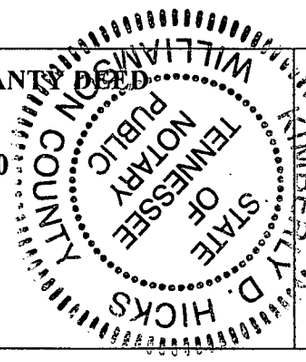
(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27360

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-2518

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1376B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth N. High	SWBC Mortgage Corporation	062-02-0B-143.00-CO
4448 Frost St.	9311 San Pedro Ave, #100	
Nashville, TN 37214	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MANISHA SHAH, AN UNMARRIED WOMAN

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

ELIZABETH N. HIGH, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 76 on the Plan of First Amendment Abbington Park, Phase One - Section Three of record in Plat at Instrument No. 20040728-0090230, 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 Manisha Shah, a married woman by Warranty deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee Corporation of record in Instrument No. 20050126-0009422, and re-recorded on February 02, 2005, in Instrument Number. 20050202-0012342 Register's Office for Davidson County, Tennessee, dated January 21, 2005 and recorded on January 26, 2005. Manisha Shah having since divorced. *THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075 and Supplement for Phase One, Section Three in Instrument No. 20040518-0058461, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20030303-0027405, in the Register's Office for DavidsonCounty, Tennessee.

Storm Water detention Agreements of record in in Instrument No. 20030109-004246, in the Register's Office for Davidson County, Tennessee.

Provisions contained in Deed conveyance of record in Book 8377, Page 820,, in the Register's Office for Davidson County, Tennessee.

Warranty Deed of Flowage Easements granted to United States of Americaof record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement to United States of America of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.

Easement for 20 foot right of way for ingress and egress contained to Olin M Weakley, et al of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150075338 DEEDWARR
Recvd: 09/03/15 12:16 2 pgs
Fees:13.00 Taxes:682.65
20150903-0089956

Declaration of Restrictions of record in Instrument Number 20010402-0031520, in the Register's Office for DavidsonCounty, Tennessee.

Covenants and Conditions of record in Instrument Number 2000072-00071648, in the Register's Office for DavidsonCounty, Tennessee.

Abbington Park Subdivision Sign Easement of record in Instrument Number 20040630-0077518, in the Register's Office for DavidsonCounty, Tennessee.

By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for DavidsonCounty, Tennessee.

Quitclaim Deed conveying common areas and open space of record in Instrument Number 20050201-0011848, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4448 Frost St., Nashville, TN 37214

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 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 hand on the 27th day of August, 2015.

Manisha Shah by J. Carlton Drumwright Attorney in Fact

Manisha Shah

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. CARLTON DRUMWRIGHT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of MANISHA SHAH for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of MANISHA SHAH.

Witness my hand and official seal, this 27th day of August, 2015.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1376B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027