Davidson County DEEDWARR
Recvd: 09/04/15 09:02 3 pgs
Fees:18.00 Taxes:443.63
20150904-0090227

RECORD & RETURN TO:

WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $119,900.00.

Affiant

Subscribed and sworn to me on September 1, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-17

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28836SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Habitat For Humanity of Greater Nashville 2950 Kraft Drive, Suite 100 Nashville, TN 37204	NEW OWNER	032 09 0 078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Puneet Mahan, married,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Habitat For Humanity of Greater Nashville,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 117, Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Beginning at a point on the western margin of Indian Summer Drive, said point being the common corner of Lots 118 and 117, Quail Ridge, Section Two; thence leaving the margin of Indian Summer Drive, North 82 degrees 05 minutes 57 seconds West 151.65 feet to a monument; thence North 00 degrees 28 minutes 00 seconds East 119.24 feet to a monument; thence South 89 degrees 32 minutes 00 seconds East 132.77 feet to a monument; thence around a curve to the right 90 degrees 00 minutes 00 seconds 39.27 feet to a monument; thence along the margin of Indian Summer Drive 114.18 feet to the point of beginning.

Being the same property conveyed to Puneet Mahan by Special Warranty Deed from U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3, by virtue of the authority granted in a power of attorney filed for record at Instrument 20140206-0010479, in the Register's Office of Davidson County, Tennessee dated, July 1, 2015, and recorded on July 6, 2015 in Instrument No. 20150706-0064866, Register's Office for Davidson County, Tennessee.

Subject property is not, and has not been, the principal residence of Grantor, his spouse, or any dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4865 Indian Summer Drive, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 1st day of September, 2015.

Puneet Mahan by Doug McIntosh as attorney-In-Fact

Puneet Mahan by Doug McIntosh as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Doug McIntosh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Puneet Mahan as his Attorney-In-Fact, as the free act and deed of the within named Puneet Mahan.

Witness my hand and official seal on September 1, 2015.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE