WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083384 DEEDWARR
Recvd: 09/30/15 15:30 2 pgs
Fees:13.00 Taxes:740.00

20150930-0099570

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm Expires June 4, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Maxwell, III	Frank Maxwell	105-09-139.00
(NAME)	(NAME)	
1209 Hawkins Street	1209 Hawkins Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Bhag S. Kanwar and wife, Shashi Kanta Kanwar,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Maxwell, III,** 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. 21 on the Map of Bransford Realty Company's Resubdivision of the north part of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 40 feet on the south side of Wade Avenue and extends back southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to B. R. Gross by Warranty Deed from the Metropolitan Development and Housing Agency, dated August 31, 1983, of record in Book 6278, page 300, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Bhag S. Kanwar and wife, Shashi Kanta Kanwar, by Quitclaim Deed from B. R. Gross, joined by spouse, Eva Gross, dated November 19, 1984, of record in Book 6431, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 77; restrictions of record in Book 4420, page 723 and Book 6236, page 263; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1109 Wade Ave., Nashville, TN
(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 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 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 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 our hands this 25th day of September, 2015.

Bhag S. Kanwar

Shashi Kanta Kanwar

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bhag S. Kanwar and Shashi Kanta Kanwar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 21695

