BILL GARRETT, Davidson County
Trans:T20150086316 DEEDWARR
Recvd: 10/09/15 12:16 2 pgs
Fees:13.00 Taxes:1180.30
20151009-0103192

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1974

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $319,000.00

Affiant

Subscribed and sworn to before me, this 5 day of October 2015.

Notary Public
My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
G. William Davis III	Republic State Mtg. Co.	155160A33100CO
1504 Bellafonte Ct	2715 Bissonnet St. #102	
Nashville TN 37221	Houston, TX 77005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nagesh Chopra and wife Judit Marton hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to G. William Davis III and Stacy Davis, Husband and Wife, 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:

Being Lot No. 8 on the Plan of Traceside Subdivision Section 9 as of record in Instrument No. 200000103-0000455 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nagesh Chopra and wife Judit Marton by deed from Tatiana Garland of record in Instrument No. 20070911-0108935 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Traceside Subdivision Section 9 of record in Instrument No. 20000103-0000455 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9236 Page 504 and amended in Book 9435 page 493 and Book 9677 page 675 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Traceside Homeowner's Association of record in Book9668 Page 894

This property is improved property known as 1504 Bellafonte Ct, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of October, 2015.

Nagesh Chopra, by Sallai for his attorney-in-fact
Nagesh Chopra, by Janos Sallai
His Attorney-in-fact

Judit Marton, by Sallai for her attorney-in-fact
Judit Marton, by Janos Sallai
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of October, 2015 before me personally appeared Janos Sallai to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nagesh Chopra and Judit Marton acknowledged that such person executed the same as the free act and deed of Nagesh Chopra and Judit Marton.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09112