WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Madinabonum Khamraeva	Madinabonum Khamraeva	Parcel ID:
6001 Old Hickory Blvd., Apt. 436	6001 Old Hickory Blvd., Apt. 436	08111008400
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN 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 Kanwar

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Madinabonum Khamraeva , married

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 part of Lot No. 261 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands Allotted to J.M. Harding and a copy of which is of record in Book 38, Page 431, Register's Office for said County, and described according to a copy of a survey thereof made September 5, 1944, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the West Margin of 18th Ave. North .1 foot North of the common corner of Lots Nos. 260 and 261; thence Westerly parallel to the line between Lots Nos. 260 and 261, 146.2 feet to a point; thence Northerly 38.7 feet to a point; thence Easterly 140.7 feet to the Westerly margin of 18th Avenue North; thence with the margin of the same Southerly 37.5 feet to the point of beginning.

BEING the same property conveyed to Bhag S. Kanwar and Shashi Kanwar by Quitclaim Deed from Bhag S. Kanwar, of record in Book 8098, Page 123, dated April 17, 1990, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 38, Page 431, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1733 Dr. DB Todd Jr. Blvd., Nashville, TN 37208

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 5th day of October, 2015.

Bhag S. Kanwar

Shashi Kanwar

BILL GARRETT, Davidson County
Trans:T20150086663 DEEDWARR
Recvd: 10/12/15 12:32 2 pgs
Fees:13.00 Taxes:129.50

20151012-0103584

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bhag S. Kanwar and Shashi Kanwar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

