THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150090473 DEEDWARR
Recvd: 10/23/15 11:33 2 pgs
Fees:13.00 Taxes:647.13
20151023-0108061

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vinay Lalit Shroff 4993 Edmondson Pike Nashville, TN 37211	F & M Bank 50 Franklin St Clarksville, TN 37040	147-06-0-136.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES BAKKE, MARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **VINAY LALIT SHROFF, UNMARRIED**, hereinafter called the Grantee, Grantee's heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) No. 675, as shown on the map entitled the Plan of Section Five, Caldwell Hall, of record in Plat Book 3106, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Bakke, a married person, by Warranty Deed, from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument # 20080328-0031112, Register's Office for Davidson County, Tennessee, dated March 25, 2008 and recorded March 28, 2008.

This is improved property known as **4993 Edmondson Pike, Nashville, Tennessee 37211 .**

This was never the residence of the Grantor.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **22nd** day of **October**, **2015**:

James Bakke

James Bakke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES BAKKE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of October, 2015:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $174,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2015:

Notary Public

My Commission Expires: _____

