Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150091284 DEEDWARR
Recvd: 10/27/15 08:54 2 pgs
Fees:13.00 Taxes:1542.90
20151027-0109032

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1463

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Clermont

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2015

Notary Public
Commission Expires: DENISE A. HARDY
Notary Public, State of Ohio
My Commission Expires July 8, 2016
Recorded in Warren County

Address of New Owner	Send Tax Bills To:	Map/Parcel Number
Ravi Sachan 3604 Meadow Dr. Nashville, TN 37215	New owner	117 01 0 088.00

WARRANTY DEED

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, I/WE,

Patrick J. Thompson, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ravi Sachan and Beth Wallace Sachan, husband and wife

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. 13 and the easterly 15 feet of Lot No 12 on the Plan of Meadowlawn, as of record in Book 974, page 35, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty S. Thompson and Patrick J. Thompson as Joint Tenants with the Right of Survivorship by Quitclaim Deed from Betty S. Thompson dated 10-22-1990 and recorded 10-26-1990 in Book 8225, page 468, Register's Office for Davidson County, Tennessee. The said Betty S. Thompson having since died on 04/11/2015, subject property thereby vesting in Patrick J. Thompson as surviving tenant by the entirety.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3604 Meadow Dr., Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of October, 2015.

Patrick J. Thompson

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Clermont

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Patrick J. Thompson
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 Loveland, Ohio, ~~Tennessee~~ this 23rd day of October, 2015.

Notary Public
My Commission Expires:

DENISE A. HARDY
Notary Public, State of Ohio
My Commission Expires July 8, 2016
Recorded in Warren County

(Notary Seal)