THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150091487 DEEDWARR
Recvd: 10/27/15 13:21 2 pgs
Fees: 13.00 Taxes: 517.63

20151027-0109289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 07/10/2018

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vijaylakshmi Sandhir	U.S. Bank Home Mortgage	
4533 Springstead Trail	P.O. Box 7298	164-08-0A-087.00-CO
Antioch, TN 37013	Springfield, OH 45501	
(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, **Habitat for Humanity of Greater Nashville**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vijaylakshmi Sandhir and Upendra Sandhir, wife and husband**

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. 103 on the Plan of Final Plat, Section Two, Hallmark, "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20070308-0028982, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Astarina Doro, an unmarried person by Special Warranty deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation of record in Instrument No. 20131113-0117327 Register's Office for Davidson County, Tennessee, dated November 12, 2013 and recorded on November 13, 2013.

Being the same property conveyed to Habitat for Humanity of Greater Nashville by Substitute Trustee's deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20150605-0052939 Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 5, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **4533 Springstead Trail, Antioch, TN 37013.**

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 my hand this the 23rd day of October, 2015.

Habitat for Humanity of Greater Nashville

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Danny J. Herron, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President & CEO of the maker, **Habitat for Humanity of Greater Nashville**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 23rd day of October, 2015.

My Commission expires 09/10/2018

LUCILE HOUSEWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

_____
Notary Public