15-10-012

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/17/15 15:23 2 pgs
Fees:13.00 Taxes:1220.63
20151117-0116706

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anjlee Khurana	The Mortgage Firm, Inc.	Map 81-11
(NAME)	(NAME)	
1534 14th Avenue North	921 Douglas Ave #200	Parcel 578.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tony Vanatta, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Anjlee Khurana, unmarried,** hereinafter called the GRANTEE, 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. 210 in McGavock and Wetmore 2nd Addition to the town of McGavock a plan of which is of record in Book 21, page 41, Register's Office Davidson County, City No. of said property being 1534-14th Avenue North, Nashville TN. Said Lot No. 210 fronts 50 feet on the easterly said of Albertto Avenue, and swing back easterly between parallel line 170 feet to an alley.

Being the same property conveyed to Tony Vanatta, a married man by Warranty Deed, from The Bank of New York Mellon FKA the Bank of New York as trustee for the certificateholders of the CWABS Inc., ASSET BACKED CERTIFICATES, SERIES 2007-11, filed for record on March 20, 2015 in Instrument No. 20150320-0024207, Register's Office for Davidson County, Tennessee and by Deed from Shapiro and Kirsch, LLP Substitute Trustee of record in 20141203-0110843, said Register's Office.

This property is not a marital status property for the Grantor.

This conveyance is made subject to all conditions and easements, in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 21, page 41, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1534 14th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 16th day of November, 2015.

Tony Vanatta

State of Tennessee
County of Davidson

Personally appeared before me Tony Vanatta, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2015.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Notary Public

My Commission Expires: _____

File No.: 36105

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

LEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON