# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099579 DEEDWARR
Recvd: 11/23/15 14:14 2 pgs
Fees: 13.00 Taxes: 1017.50
20151123-0118700

R-VRES-15-2111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Neel J. Deshpande and Terra J. Deshpande** | Farmington Mortgage a division of CapStar Bank | |
| (NAME) **2111 McGavock Pike** | (NAME) 2002 Richard Jones ROad Suite 300A | **062-13-0-035-00** |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN HENKE, UNMARRIED AND ROBERT TROY WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NEEL J. DESHPANDE AND TERRA J. DESHPANDE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Lot No. 3 and part of Lot No. 6 of Block ' B' on the Map of Country Club Estates as of record in Plat Book 843, page 95, Ftegister's Office for Davidson County, Tennessee, according to a survey made by Ralph W.C. Lambert, Surveyor, March 20, 1952, said Lot No. 3 and part of Lot No. 6 are described as follows:

BEGINNING on the westerly margin of McGavock Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwestwardly 165.0 feet to the southeasterly line of Lot No. 6, continuing northwestwardiy 71.0 feet, in all 236.0 feet to the southeasterly line of the property conveyed to William A. Green and wife by deed from P.M. Howse, Sr., and wife of record in Book 1085, page 322, said Register's Office; thence with said line southwestwardly 32.0 feet to the northeasterly line of Lot No. 18; thence with the northeasterly line of Lots No. 18, 19 and 20, southeastwardly 100.3 feet to the line between Lots No. 3 and 20; thence with said line southwardly 55.9 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots southeastwardly 165.0 feet to the westerly margin of McGavock Avenue; thence with said Avenue, northwardly 100.0 feet to the beginning.

Being the same property conveyed to Mitchell A. Watts, Trustee and further conveyed to John Henke, unmarried and Robert Troy Williams, unmarried, as join tenants with rights of survivorship by Quitclaim deed from John Henke and Robert Williams (aka Robert Troy Williams) of record in Instrument No. 20041020-0126223 Register's Office for Davidson County, Tennessee, dated October 8, 2004 and recorded on October 20, 2004.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2111 McGavock Pike, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF NOVEMBER, 2015.

John Henke

Robert Troy Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212