Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

BR15-0608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,011.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 02/26/17
(AFFIX SEAL)

NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashok Kumar Midha | New Owner | |
| 608 Wolfeboro Ln | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221-6615 | | 141-05-0-A 12200CO |
| (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, we LUKE N. SWARTZ AND AMY B. SWARTZ, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHOK KUMAR MIDHA AND SHAGUFTA MIDHA, 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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Avondale Park, Phase 2, Section 2A of record in Instrument No. 20110208-0011106, 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 Luke N Swartz and Amy B Swartz, husband and wife by special warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130614-0061107 Register's Office for Davidson County, Tennessee, dated 06/13/2013 and recorded on 06/14/2013.

The execution of this instrument is effected by the signature of Luke N. Swartz as Attorney-in-fact for Amy B. Swartz, which Power of Attorney is recorded in Instrument No. 20157201-0121116 in said Register's office.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20110208-0011106, 20081203-0117452, as amended in Instrument No. 20090330-0028791, Instrument No. 20101223-0102254, 20020821-0100879, 20081203-0117350, 20041207-0145662, 20060110-0003857, Book 4118, Page 694 and Book 4228, Page 635, Book 4273, Page 280, Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, 20060512-0055867 and Instrument No. 20090814-0076610, 20071002-0117293, Book 787, Page 7, Book 4193, Page 903, Book 5738, Page 832, Book 7601, Page 400, Book 1237, Page 674, Book 5738, Page 819, Instrument No. 20080260087638, Book 4116, Page 151 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 608 Wolfeboro Ln, Nashville, Tennessee 37221-6615
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20150101619 DEEDWARR
Recvd: 12/01/15 13:41 2 pgs
Fees:13.00 Taxes:906.54
20151201-0121117

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 25th day of November, 2015.

Luke N. Swartz

Amy B. Swartz by Luke N. Swartz, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of November, 2015, before me personally appeared Luke N. Swartz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of November, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of November, 2015, before me personally appeared Luke N. Swartz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy B. Swartz, and who acknowledged he executed the same as the free act and deed of the said Amy B. Swartz,

Witness my hand and official seal, this the 25th day of November, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959