BILL GARRETT, Davidson County
Trans:T20150106135 DEEDWARR
Recvd: 12/16/15 09:54 2 pgs
Fees:13.00 Taxes:925.00
20151216-0126369

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 250,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2015.

Lura Brady
Notary Public

My commission expires: 8-27-18

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eva Bekheit	**PINNACLE BANK**	**183050A00100CO**
3904 October Woods Dr	**150 THIRD AVE SOUTH, STE 900**	
Cain Ridge, TN 37013	**NASHVILLE, TN 37201**	

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 ACKNOWLEDGE, WE,

Gopal Ojha and wife, Indrani Ojha

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eva Bekheit and Samir Guirguis, 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. 1 on the Plan of Phase One, Section One, October Woods, of record in Book 7900, Page 909, and as amended in Book 9700, page 53, said Register's Office to which plan reference is hereby made for a complete description.

Being the same property conveyed to Gopal Ojha and wife, Indrani Ojha by Warranty Deed from Samuel Lee and wife, Shelia Lee, dated 07/24/2013 and recorded on 07/26/2013 in Instrument Number 20130726-0077836, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3904 October Woods Dr, Cain Ridge, 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 in 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 hand(s) this 10th day of December, 2015.

Gopal Ojha

Indrani Ojha

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Gopal Ojha and Indrani Ojha,** the within named Grantor(s), 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, at office, this 10th day of December, 2015.

Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY