BILL GARRETT, Davidson County
Trans:T20150109997 DEEDWARR
Recvd: 12/30/15 11:14 2 pgs
Fees:13.00 Taxes:1313.50
20151230-0131047

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pushpalatha & Chanapatna Shashidhara 609 Wolfeboro Lane Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	141050-A 312.00CO

THIS INDENTURE, made this 23 day of December, 2015 between

Matthew Duncan Heyer and Nicole R. Heyer, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Pushpalatha Shashidhara and Chanapatna Shashidhara, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 312 on the Plan of Avondale Park, Phase 2, Section 2A as shown on the plan of record in Instrument Number 20110208-0011106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Duncan Heyer and Nicole R. Heyer, husband and wife by Special Warranty Deed dated 8/10/12 from NVR, Inc. A Virginia Corporation T/A Fox Ridge Homes of record in Instrument Number 20120813-0071998, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 609 Wolfeboro Lane, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Matthew D. Heyer 12/23/2015
Matthew Duncan Heyer

Nicole R. Heyer 12-23-15
Nicole R. Heyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew Duncan Heyer and Nicole R. Heyer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 23 day of December, 2015.

Notary Public

My Commission Expires: 5/3/16

RUSSELL FORD NOTARY PUBLIC STATE AT LARGE KENTUCKY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 355,000.00.

Nicole R. Heyer 12-23-15
Affiant

Sworn to and subscribed before me, this 23 day of December, 2015.

Notary Public

My Commission Expires: 5/3/16

RUSSELL FORD NOTARY PUBLIC STATE AT LARGE KENTUCKY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066