WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001605 DEEDWARR
Recvd: 01/07/16 14:07 2 pgs
Fees:13.00 Taxes:628.63
20160107-0001736

R-SN-15-3202-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Amit Kalra	new owner	
(NAME) 3965 52nd St. #6T	(NAME)	**080-04-0-031.00**
(ADDRESS) Woodside, NY 11377	(ADDRESS)	
(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 **DAWKINS CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMIT KALRA, UNMARRIED,** 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 11, J.J. PATE'S SUBDIVISION OF LOTS NO. 9, 10, 11, 12, 20, 21, 22 AND 23 OF THE SHEEGOG PROPERTY, as shown on plat of record in Plat Book 843, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Ray H. Hagewood and Susan S. Hagewood, husband and wife to Dawkins Contracting, LLC, as recorded on the 18th day of March, 2015 in Instrument No. 20150318-0023227 and Warranty Deed from Ray N. Hagewood and wife, Betty Hagewood to Ray H. Hagewood and wife, Susan S. Hagewood, as recorded on the 4th day of October, 1999 in Deed Book 11685, Page 806, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of J.J. PATE'S SUBDIVISION OF LOTS NO. 9, 10, 11, 12, 20, 21, 22 AND 23 OF THE SHEEGOG PROPERTY, as recorded in Plat Book 843, Page(s) 43, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3202 Doak Avenue, Nashville, Tennessee 37218**.

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 5th DAY OF JANUARY, 2016.

Dawkins Contracting, LLC

BY: Allison Dawkins
Allison Dawkins
Member

BY: Betty Dawkins
Betty Dawkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON DAWKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DAWKINS CONTRACTING, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of January, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

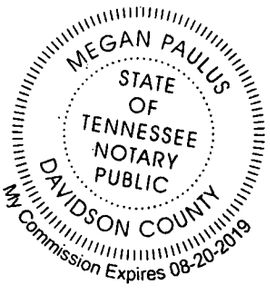


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY DAWKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DAWKINS CONTRACTING, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of January, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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