WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,286.39.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JG-16-401

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)
Samir Zaveri	**New Owner**	
(NAME) **131 Wynlands Circle**	(NAME)	**061-05-0A-023.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(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 **APRIL D. AMICK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMIR ZAVERI,** 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:

Situated in the County of Davidson, State of Tennessee being Unit No. 43 as created and established by the Master Deed and By-laws for Poplar Glen; a Horizontal Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 512, said Register's Office, and as shown and described on the Plan of Poplar Glen, Phase II, of record in Book 6900, Page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-laws by instrument of record in Book 7654, Page 439, said Register's Office to all of which reference is here made for a more complete description. Together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-laws, as may be from time to time amended as provided therein.

Being the same property conveyed to April D. Amick by Warranty deed from Kristen L. Payne of record in Instrument No. 20000524-0052122 Register's Office for Davidson County, Tennessee, dated April 28, 2000 and recorded on May 24, 2000. (Value of consideration shown in aforementioned deed $69,500.00.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 764 and Plat Book 6900, Page 567, Register's Office for Davidson County, Tennessee.
- Conveyance of Cross Easement of record in Book 7337, Page 269, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement and/or Storm Drainage of record in Book 4989, Page 430 and Book 5124, page 28, in the Register's Office for Davidson County, Tennessee.
- Planned Unit Agreement of record in Book 6088, Page 308, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8036, Page 209, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page (s) 379 and 435, in the 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: **401 Lemont Drive , Nashville, Tennessee 37216-1501**.

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.

BILL GARRETT, Davidson County
Trans:T20160016836 DEEDWARR
Recvd: 03/01/16 14:07 2 pgs
Fees:13.00 Taxes:230.46
20160301-0019500

Witness my/our hand(s) this the 29th DAY OF FEBRUARY, 2016.

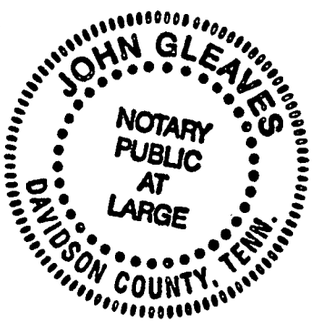
April D. Amick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL D. AMICK, 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 29th of February, 2016.

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



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