This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1026**

BILL GARRETT, Davidson County
Trans:T20160017085 DEEDWARR
Recvd: 03/02/16 10:06 2 pgs
Fees:13.00 Taxes:912.05
20160302-0019804

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/26/2016**, by and between **Charles Wayne Mock, an unmarried individual and James C Bentley, an unmarried individual** parties of the first part, and **Swaroop Shivarudraiah and Deepa Shivalingaiah, Husband and Wife, as Joint Tenants**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plat of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Charles Wayne Mock, an unmarried man and James C. Bentley, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated 05/27/2015, of record in Instrument No. 20150602-0051173, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **181 10 E 25CO**
☒ Improved **5543 Prada Dr, Brentwood, TN 37027**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Charles Wayne Mock

James C Bentley

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles Wayne Mock and James C Bentley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of February, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Swaroop Shivarudraiah**

and Address: **5543 Prada Dr, Brentwood, TN 37027**

Mail tax bills to

Gold Star Mortgage Financial Group Corporation
100 Phoenix Drive Ste 200
Ann Arbor, MI 48108

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$246,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 26th day.of February, 2016..

Notary Public

My Commission Expires: 11/5/18

KRISTA LEIGH HIGHERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON