Davidson County DEEDWARR
Recvd: 05/27/16 11:25 3 pgs
Fees:18.00 Taxes:1442.63
20160527-0053632

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSE~~E~~ Williamson
COUNTY OF ~~DAVIDSON~~

The actual consideration or value, whichever is greater is $389,900.00.

Affiant

Subscribed and sworn before me this the 26th day of May, 2016.

Notary Public
My commission expires: 1-11-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James P. Mellon	Pinnacle Bank	072-09-0-096-00
1013 Burchwood Ave	6525 Quail Hollow Rd	
Nashville, TN 37216	Memphis, TN 38120	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARPIT AGRAWAL AND LAILA SAIED, nka LAILA AGRAWAL,HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES P. MELLON AND JEANNIE R. MELLON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 and the West 10 feet of Lot No. 27 on the Plan of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot and part of lot adjoin and front together 70 feet on the North side of Burchwood Avenue, and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Arpit Agrawal and Laila Saied, husband and wife by Warranty deed from Gaby Mathaeus, unmarried of record in Instrument No. 20130613-0060622 Register's Office for Davidson County, Tennessee, dated June 3, 2013 and recorded on June 13, 2013.

The said Laila Saied has since changed her name and is now known as Laila Agrawal.

Being also known as 1013 Burchwood Ave Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 1013 Burchwood Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs

LA by SP AIF
AA by SP AIF

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 hand this the 26th day of May, 2016.

Arpit Agrawal by Sydney Poe
Arpit Agrawal
By Sydney Poe, Attorney-in-fact
Attorney in Fact

Laila Agrawal by Sydney Poe
Laila Agrawal
By Sydney Poe, Attorney-in-fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Arpit Agrawal** by Specific POWER OF ATTORNEY dated May 20, 2016, and who acknowledged that he executed the same as the free act and deed of **Arpit Agrawal.**

Witness my hand and official seal this 26th day of May, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Laila Agrawal** by Specific POWER OF ATTORNEY dated May 20, 2016, and who acknowledged that he executed the same as the free act and deed of **Laila Agrawal.**

Witness my hand and official seal this 26th day of May, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

