Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2016

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy R. Petitt 7429 Riverland Drive Nashville, TN 37221	Wells Fargo Bank, N.A. 6200 Park Ave Des Moines, IA 50321	126-16-0A-630.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sasidhar V. Dhurjati, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy R. Petitt and Rita Petitt, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 385 on the Plan of Final Plat Riverwalk, Phase 4C as shown on plat of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING the same property conveyed to Sasidhar V. Dhurjati, a married man, by Warranty Deed from Corinthian Custom Homes, LLC, dated 5/25/07 and recorded 5/31/07 in Instrument No. 20070531-0064813, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7429 Riverland Drive, Nashville, TN 37221.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, 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:T20160051816 DEEDWARR
Recvd: 06/17/16 16:10 2 pgs
Fees:13.00 Taxes:999.00
20160617-0062044

Dated this the 10th day of June, 2016.

Sasidhar V. Dhurjati by Terry McAlister, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 10th day of June, 2016, before me personally appeared Terry McAlister to me known to be the person who executed the foregoing instrument in behalf of Sasidhar V. Dhurjati as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said Sasidhar V. Dhurjati Witness my hand and official seal.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)