WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18 (AFFIX SEAL)

R-VRES-16-3427-T

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER CROWELL LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ready 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)
Sandeep S. Arora and Tarsheen K. Sethi	**Mortgage Investors Group**	
(NAME)	(NAME)	**104-10-0Q-004.00-CO**
3427 B 33rd Ave S	**8320 East Walker Springs Lane, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WHITNEY DAVIS (FORMERLY KNOWN AS WHITNEY DICKSON) AND JACOB DAVIS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDEEP S. ARORA AND TARSHEEN K. SETHI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit D, on the Plan of Avenue South Townhomes, Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110808-0060841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Whitney Dickson, single and Jacob Davis, single, tenants in common with rights of survivorship by Warranty deed from H and K Investments of record in Instrument No. 20120405-0029318 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 05, 2012.

The said Whitney Dickson having since married Jacob Davis and now being known as Whitney Davis.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 3106, page 120, as revised in Plat Book 3106, page 131, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20100907-0070753, as amended in Instrument No. 20100921-0075025, Instrument No. 20110808-0060841, Instrument No. 20111017-0080350, Instrument No. 20120329-0026541, Instrument No. 20120827-0076808, and Instrument No. 20111003-0076391, in the Register's Office for Davidson County, Tennessee.
- Charter of Avenue South Townhomes Association, Inc., of record in Instrument No. 20100907-0070752, in the Register's Office for Davidson County, Tennessee.
- Grant of Service Line or Fuel Line Easement of record in Instrument No. 20110311-0019580, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water mains, Pumps and Appurtenances of record in Instrument Number 20100728-0059166, 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: **3427 B 33rd Ave S, Nashville, Tennessee 37212**.

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:T20160062648 DEEDWARR
Recvd: 07/21/16 08:59 2 pgs
Fees:13.00 Taxes:1701.63
20160721-0074988

Witness my/our hand(s) this the 19th DAY OF JULY, 2016.

Whitney Davis

Jacob Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY DAVIS, 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 19th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB DAVIS, 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 19th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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