BILL GARRETT, Davidson County
Trans:T20160065411 DEEDWARR
Recvd: 07/29/16 13:09 2 pgs
Fees:13.00 Taxes:610.13
20160729-0078422

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-5201D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Utpal P. Shah and Alkaben Shah, husband and wife (NAME)	US Bank NA (NAME)	75-12-C-42 CO
745 Tulip Grove Road #802 (STREET ADDRESS)	3301 Rider Trail South (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Richard R. Jones and Carol H. Jones, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Utpal P. Shah and Alkaben Shah, 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 Unit No. 802 in Building 8, on the plan of PHASE TWO, BROOKSIDE PARK TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown by plat of record in Instrument No. 20001010-0100359, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard R. Jones and wife, Carol H. Jones from John B. Freeman and Dana Lynn Freeman, husband and wife, by Deed dated July 16, 2009, as Instrument No. 20090721-0068366, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11653, page 251, Instrument No. 20000718-0070532 and Instrument No. 20010212-0013362, and in any allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20001010-0100359, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 11653, page 248, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20091027-0098890, Register's Office for Davidson County, Tennessee.
6. Easement to Metro Government as recorded in Book 4126, page 977, Register's Office for Davidson County, Tennessee.

7. Easement Deed by Court Order to U.S. Sprint Communications Co. as recorded in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Carol H. Jones is signed by her duly appointed Attorney-in-fact Richard R. Jones, pursuant to the Power of Attorney recorded in Instrument #20160729-0078421, said Register's Office.

This is improved property, known as 745 Tulip Grove Road #802, Hermitage, TN 37076.

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 do 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. Whenever 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/our hand(s) this 25th day of July, 2016.

Richard R. Jones — July 25, 2016
Richard R. Jones — Date

CAROL H. JONES

By: Carol H. Jones by Richard R. Jones — July 25, 2016
Richard R. Jones, Attorney-in-Fact — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Richard R. Jones , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of July, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Richard R. Jones, Attorney-in-Fact for Carol H. Jones, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066