WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065480 DEEDWARR
Recvd: 07/29/16 14:35 3 pgs
Fees:18.00 Taxes:1763.05
20160729-0078516

MST 2016-0729

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priti B. Mody	New Owners	081084E00100CO
(NAME)	(NAME)	
1710 A 7th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Dustin Sharp and Kasey Sharp, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Priti Bharat Mody and Mayur Patel, wife and husband,** 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1710 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140331-0026401, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Aerial Investment Properties, LLC by Warranty deed from Mildred W. Davis and Gloria W. Luttrell of record in Instrument No. 20140331-0026399 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 31, 2014. (Value or consideration as shown in aforementioned deed $93,000.00.)

Being the same property conveyed to Dustin Sharp and Kasey Sharp, husband and wife by Warranty deed from Aerial Investment Properties, LLC of record in Instrument No. 20140904-0081112, Scrivener's Error at Instrument 20141016-0095500 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on September 4, 2014. (Value of consideration shown in aforementioned deed $395,400.00.) Being also known as 1710 A 7th Ave. North Nashville, Tennessee 37208.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which

improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140331-0026401, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Subject to rights of others in and to the common areas and/or elements.

This property, known as 1710 A 7th Ave. North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 29th DAY OF July, 2016.

Dustin Sharp by Yvette Meldrum attorney in fact

Dustin Sharp by Yvette Meldrum, his Attorney-in-Fact

Kasey Sharp by Yvette Meldrum atty in fact

Kasey Sharp by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Dustin Sharp and Kasey Sharp, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Dustin Sharp and Kasey Sharp, husband and wife, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book *, Page _____, Register's Office of ~~Williamson~~ Davidson County, Tennessee.

Witness my hand and official seal, this the 29th day of July, 2016.

*20160729-0078515

Notary Public

My Commission Expires: 5/27/19

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5/27/19

Amelia Swanson State of Tennessee Notary Public Williamson County