Davidson County DEEDWARR
Recvd: 08/30/16 09:43 3 pgs
Fees:18.00 Taxes:832.13
20160830-0090517

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

J-LFL-16-1514-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-14-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy 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)
Damon Nicholas Green, III	**Peoples Home Equity, Inc**	
(NAME)	(NAME)	
1514 17th Avenue North	**170 N. Seven Oaks**	**081-15-0-238.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2045	**Knoxville, TN 37922**	
(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, **PARMESH SHARMA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAMON NICHOLAS GREEN, III, AN UNMARRIED MAN,** 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 the West part of Lot No. 380 on the Plan of D.T. McGavock and Others Addition of record in Plat Book 21, Page 41, 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 part of lot fronts 70 feet on the Easterly side of 17th Avenue, North, formerly James Street, and runs back between lines 105 feet, more or less, on the North line and 91 feet on the South line along the North margin of Underwood Street to a dead line on which it measures 86 feet, more or less.

Being the same property conveyed to Parmesh Sharma by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee in Trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2005-R4, Asset-Backed Pass-Through Certificates, Series 2005-R4 of record in Instrument No. 20100729-0059336 Register's Office for Davidson County, Tennessee, dated July 08, 2010 and recorded on July 29, 2010. (Value of consideration shown in aforementioned deed $12,901.00.) Being also known as 1514 17th Avenue North Nashville, Tennessee 372082045.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1514 17th Avenue North , Nashville, Tennessee 37208-2045**.

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.

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2016.

Parmesh Sharma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARMESH SHARMA, 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 26th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY