BILL GARRETT, Davidson County
Trans:T20160079923 DEEDWARR
Recvd: 09/13/16 08:32 2 pgs
Fees:13.00 Taxes:518.00
20160913-0095925

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of September, 2016, by and between Francisco J Melgar and Citlaly Berenice Juarez, both unmarried , party of the first part, and Praveen Y. Pedankar, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 204, on the Plan of Towne Village of The Country, Section 3, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Francisco J. Melgar and Citlaly Berenice Juarez by virtue of that certain Quit Claim Deed dated August 12, 2015, at Instrument No. 20150818-0082905 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Francisco J. Mel gar by virtue of Warranty Deed dated May 28, 2010 at Instrument No. 20100602-0042476 in the amount of $98,900.00 in the said Register's Office.

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), his/her 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable, and Restrictions of record at Book 5635, Page 545; 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), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Francisco J Melgar

Citlaly Berenice Juarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Francisco J Melgar and Citlaly Berenice Juarez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2016.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Praveen Pedankar

Tax Parcel No 15011014300

Property Address: 3329 Towneship Rd.
Antioch, TN 37013

MAIL TAX
BILLS TO: First Liberty Financial Group
9520 Ormsby Station Rd. Ste 20
Louisville, KY 40223

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of September, 2016.

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON