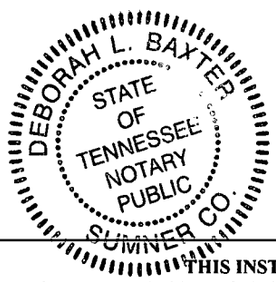
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $263,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-24-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2521N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Reginald Cartwright	Highlands Residential Mortgage, LTD	075-11-0A-122.00-CO
205 Laffite Cv	12001 N. Central Expressway, Ste 750	
Hermitage, TN 37076-2267	Dallas, TX 75243	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DIPESH PADHIAR AND WIFE, REKHA PADHIAR

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REGINALD CARTWRIGHT, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 112 on the Plan of Phase Four-B, Heritage Meadows of record in Plat at Instrument No. 20031111-0164698, 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 Dipesh Padhiar and wife, Rekha Padhiar by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20050913-0109868 Register's Office for Davidson County, Tennessee, dated September 09, 2005 and recorded on September 13, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument No. 20031111-0164698, 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 Book 10337, page 102, 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.

Declaration of Annexation of record in Instrument No. 20040419-0044083, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10337, page 123, Register's Office for Davidson County, Tennessee.

Easement to Bell South Telecommunications of record in Book 10613, page 652, Register's Office for Davidson County, Tennessee.

Charter of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20031106-0163196, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Space of record in Instrument No. 20090115-0003847, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 205 Laffite Cv, Hermitage, TN 37076-2267

BILL GARRETT, Davidson County
Trans: T20160086606 DEEDWARR
Recvd: 10/03/16 10:20 2 pgs
Fees: 13.00 Taxes: 974.95
20161003-0103845

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of September, 2016.

Dipesh Padhiar

Rekha Padhiar

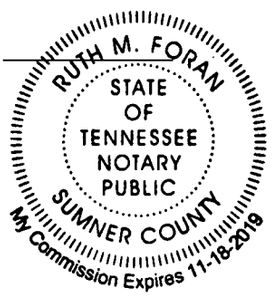
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DIPESH PADHIAR AND REKHA PADHIAR, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2016.

Notary Public

My Commission Expires: 

File #: 16-2521N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075