BILL GARRETT, Davidson County
Trans:T20160093098 DEEDWARR
Recvd: 10/21/16 10:07 2 pgs
Fees:13.00 Taxes:721.50
20161021-0111334

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 18th day of October, 2016, by and between Alberta Hambright, unmarried, party of the first part, and Haresh G Chatlani and Manisha H Chatlani, husband and wife, 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 the southerly 10 feet of Lot 315 and the northerly 20 feet of Lot 316 of McGavock, Wetmore and Other's Addition, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee. Said Lots join and front 30 feet on the easterly side of Arthur Avenue and extend back between parallel line 150 feet to an alley.

LAND in Davidson County, Tennessee, and being the southerly 30 feet of lot 316 on the Plan of McGavock's Addition, of record in Book 21, Page 23, Register's Office for said County. Said part of said lot fronts 30 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by Deed from Ione B. Goodpasture of record in Book 4239, Page 707, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Sam W. Hambright and Elberta Hambright by virtue of that certain Deed dated December 19, 1986, and being of record at Book 7117, Page 426 in the Register's Office of Davidson County, Tennessee.

Sam W. Hambright now being deceased leaving Alberta Hambright as the remaining tenant by the entirety.

Alberta Hambright is one and the same as Elberta Hambright. Her name was misspelled in the deed of record at Book 7117, Page 426 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am 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 at Plat Book 21, Page 23 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

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.

Alberta Hambright

Alberta Hambright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 18th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Haresh G Chatlani and Manisha H Chatlani

Tax Parcel No 08112011600

Property Address: 1624 Arthur Ave
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner
109 Fieldcrest Pl
Madison, MS 39110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $195,000.00 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 18th day of October, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY