THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Mortgagee:

BANK OF AMERICA, N.A.
4500 AMON CARTER BLVD
FT. WORTH, TX 76155

ADDRESS NEW OWNER
Trushar B. Champaneria
1565 Stokley Lane
Old Hickory, TN. 37138

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 04 0A
PARCEL 051.00 CO

BILL GARRETT, Davidson County
Trans:T20160098277 DEEDWARR
Recvd: 11/07/16 09:54 2 pgs
Fees:13.00 Taxes:1590.63
20161107-0117474

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Trushar B. Champaneria and Sheetal Champaneria, husband and wife,** 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 in Davidson County, Tennessee, being Lot No. 116, on the Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eastland Construction, Inc. by Quitclaim Deed from Generation Builders, LLC, dated October 13, 2016, of record in Instrument No. 20161014-0108769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions, and By-Laws of record in Book 11725, Page 76, as amended in Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112, Instrument No. 20120912-0082762, and Instrument No. 20080208-0013290; Charter of Cleveland Hall HOA of record in Book 11725, Page 70; Conveyance of Common Area of record in Instrument No. 20130816-0086466; Permanent Drainage easement of record in Book 5763, Page 287; Easement for Sanitary Sewers and/or Storm Drainage in Book 8006, Page 677; Stormwater Detention Agreement of record in Instrument No. 20060906-0110130; easement to BellSouth of record in Book 11720, Page 325; Highway easement to Nashville Eastern Railway of record in Book 8068, Page 524; waterline easement of record in Book 7994, Page 167; Drain and construction easement of record in Book 7844, Page 268; Ingress and Egress Easement of record in Book 7844, Page 249; Public Utility and Drainage Easement of record in Book 7844, Pages 262 and 272; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080201-0010505, Register's Office for Davidson, County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantors.

This is improved property known as **1565 Stokley Lane Old Hickory, TN 37138.**

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 hand this 2nd day of November, 2016.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 2nd day of November, 2016.

Tina D. Brown
Notary Public

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $429,900.00.

_____
Affiant

Subscribed and sworn to before me this 2nd day of November, 2016.

_____
Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020