PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160100955 DEEDWARR
Recvd: 11/15/16 15:57 2 pgs
Fees:13.00 Taxes:2146.00
20161115-0120579

W & I Ref: (DM) Title No.: 58648
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Puneet Mishra Vineet Mishra 4524 Millrace Lane Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 11607012400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$580,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rosemary Trickett, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Puneet Mishra and Vineet Mishra, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Millrace Subdivision of record in Book 9700, pages 492 and 501, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary Trickett by Warranty Deed from Christine M. Whitworth a/k/a Christine M. De Sha and husband , Roy C. De Sha, Jr., dated April 5, 2007 and recorded on April 16, 2007 of record in Instrument No. 20070416-0045317, Register's Office for Davidson County, Tennessee.

Reed Trickett, spouse of Rosemary Trickett, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, pages 492 and 501, said Register's Office, which Plan shows a 50, foot minimum building setback line from Millrace Lane, and a 10 foot easement for public utility and drainage purposes along the easterly and southerly line(s) of said lot. An easement for Sugartree Creek along the rear of said lot. And a portion of said lot lies within a 100 year flood plain. Channel easement for excavation work related to Sugartree Creek of record in Book 5802, page 862, Book 5802, page 874, Book 5802, page 890, assigned in Book 5911, page 742 with recorded exhibits. The Declaration of Covenants, Conditions and Restrictions of record in Book 10656, page 220, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4524 Millrace Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2016.

Rosemary Trickett
Rosemary Trickett

Reed Trickett
Reed Trickett

State of Tennessee

County of Davidson

On this 14th day of November, 2016, before me the undersigned authority, personally appeared Rosemary Trickett and Reed Trickett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Sworn and subscribed before me this 14th day of November, 2016.

Notary

My Commission Expires: 5.3.2020

Angela K. Robertson
State of Tennessee Notary Public
Williamson County