THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20160101361 DEEDWARR
Recvd: 11/16/16 14:03 3 pgs
Fees:18.00 Taxes:647.50
20161116-0120962

MARY MARGO TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 05, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 16th day of November, 2016.

Notary Public
My Commission Expires: 11/5/18

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ravishankar N. Shetkar 1125 Blairfield Drive Antioch, TN 37213	SAME	Map/Parcel 174110A14600CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Paresh Parbhu and Jayshree P. Patel, husband and wife (collectively, the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto Ravishankar N. Shetkar, a single man (the "Grantee"), his heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 8 on the Plan of Cane Ridge Farms, Phase One, Section Three, of record as Instrument No. 20020712-0084136, as corrected by Instrument No. 20030210-0018021, 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 Paresh Parbhu and wife, Jayshree P. Patel, by Warranty Deed of record in Instrument No. 20020626-0076746, 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, his successors and assigns, forever. Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it, and that said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 16th day of November, 2016.

GRANTORS:

Paresh Parbhu

Jayshree P. Patel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paresh Parbhu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he is the within named Grantor, and that he, as such, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of November, 2016.

MARY MARGO TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 05, 2018

Notary Public

My commission expires: 11/5/18

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jayshree P. Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that she is the within named Grantor, and that she, as such, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of November, 2016.



Notary Public

My commission expires: 11/5/18