(2)

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Ann M. Vanderhoof
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/05/2020
(AFFIX SEAL)

R-VRES-17-1610

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Lee James and Mary Beth M. James	Regions Bank	
(NAME)	(NAME)	
512 Dunwoody Ct.	2001 Park Place North Ste 150	**081-12-0Q-002.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Birmingham Alabama 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PREET PARIS SETHI, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS LEE JAMES AND MARY BETH M. JAMES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B as shown on the Plat Plan attached to the Declarations of Covenants, Conditions, and Restrictions for 1610 Townhomes as shown in Instrument No 20120424-0035178 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PREET PARIS SETHI, AN UNMARRIED WOMAN, by deed from KEITH RIDLEY, MARRIED AND HART-LOVE ENTERPRISES, LLC, A TENNESSEE LLC, of record in Instrument No. 20130228-0020311, dated February 21, 2013, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, 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 Instrument Number 20120424-0035178, Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1610 B 7th Avenue, North , Nashville, Tennessee 37208**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170018091 DEEDWARR
Recvd: 03/02/17 10:59 2 pgs
Fees:13.00 Taxes:1572.13
20170302-0020697

Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2017.

Preet Paris Sethi By Loy Carney Attorney In Fact

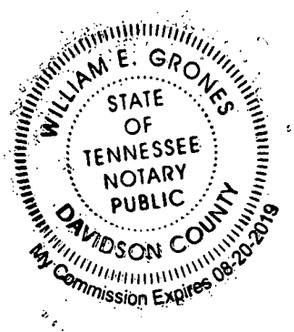
Preet Paris Sethi by Loy Carney as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PREET PARIS SETHI pursuant to SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER 20170302-0020696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, and who acknowledged he/she/they executed the same as the free act and deed of the said PREET PARIS SETHI.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return To:
Ashworth Law Firm, PLLC
Attn: Lynn M. Vandiver
237 2nd Avenue South
Franklin, TN 37064