WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/17 10:24 3 pgs
Fees:18.00 Taxes:506.90
20170314-0024856

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$137,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shashi Chavan	New Owner	086-10-0-014.00
850 Wilkinson Trace Apt 125		
Bowling Green, KY 42103	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Slocum, married and James Thorpe, married and David Childers, married, tenants in common,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shashi Chavan and Smitha Sindhe, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45, on the Plan of Chapelwood, Section Two, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Slocum, married and James Thorpe, married and David Childers, married, tenants in common from James Brown and wife, Chenera Brown by Warranty Deed on September 11, 2006, of record in Instrument Number 20060915-0114419, Register's Office for Davidson County, Tennessee.

The Grantors have never used this property as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5333, Page 315, as amended in Book 6234, Page 193, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3608 & 3610 Quail Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 3, 2017.

David Childers by Jennifer R. Pierce as Attorney in fact

Michael Slocum by Jennifer R. Pierce as Attorney in fact

James Thorpe by Jennifer R. Pierce as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for David Childers, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David Childers, the bargainor(s), by the said Jennifer R. Pierce as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of March, 2017.

_____ My Commission Expires: 11-5-2018

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Michael Slocum the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Michael Slocum, the bargainor(s), by the said Jennifer R. Pierce as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of March, 2017.

_____ My Commission Expires: 11-5-2018

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for James Thorpe, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Thorpe, the bargainor(s), by the said Jennifer R. Pierce as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of March, 2017.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-17
Notary's Signature

