WARRANTY DEED

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

R-VRES-17-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Benjamin S. Travis and Olivia A. Travis	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**092-06-0-185.00**
4301 Oakcrest Lane	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Richmond, VA 23224**	
(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, **PARMESH SHARMA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN S. TRAVIS AND OLIVIA A. TRAVIS, 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 the Southerly part of Lot No. 1 on the Map of Adams Young's Plan of Lots of record in Plat Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, and described according to a copy f a survey thereof made in May 1946 by John M. Sullivan, County Surveyor, as follows:

Said part of said lot fronts 73 feet, more or less, on the North side of Batavia, formerly Zollicoffer Street, and runs back between parallel lines, along the West margin of 28th Avenue North, 72 feet, more or less, to a dead line, said Dead line being the South margin of part of Lot No. 1.

Being the same property conveyed to Parmesh Sharma by Special Warranty deed from HSBC Bank USA, National Association as Trustee for the benefit of the Certificateholders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1 of record in Instrument No. 20080722-0075128 Register's Office for Davidson County, Tennessee, dated June 24, 2008 and recorded on July 22, 2008.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 57, Page 81, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **901 28th 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:T20170024114 DEEDWARR
Recvd: 03/22/17 08:50 2 pgs
Fees:13.00 Taxes:673.40
20170322-0027752

Witness my/our hand(s) this the 17th DAY OF MARCH, 2017.

Parmesh Sharma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARMESH SHARMA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212