Davidson County DEEDWARR
Recvd: 04/04/17 09:13 4 pgs
Fees:23.00 Taxes:814.00
20170404-0032599

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Harnish I. MacFarlane and Rebecca L. MacFarlane 601 Idlewlid Avenue Madison, TN 37115	New Owners	05201012800
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Hershel Mehta, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Harnish I. MacFarlane and Rebecca L. MacFarlane, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: Being Lot No. 6 of Block "F: on the Final Plat of Crittenden Estates Subdivision as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of Idlewild Avenue and runs back 139.4 feet on the northerly line and 139.5 feet on the southerly line to a dead line, measuring 50 feet thereon.

Tract No. 2: Being the southerly one-half of Lot No. 7 on the Block "F" on the Final Plat of Crittenden Estates Subdivision, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 27 ½ feet on the easterly side of Idlewild Avenue and runs back 139 feet, more or less, on the northerly line, and 139.4 feet on the southerly line, to a dead line, measuring 27 ½ feet thereon.

Being the same property conveyed to Hershel Mehta by Quitclaim Deed from Amal Mehta of record in Instrument Number 20160914-0096663, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 601 Idlewild Avenue, Madison, TN 37115.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. All matters as shown on plat of record in Book 974, page 69, said Register's Office for Davidson County, Tennessee.
3. Easement as shown of record in Book 3855, page 865, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF ~~DAVIDSON~~ Sumner)
(
(The actual consideration or value, whichever is greater
(for this transfer is $220,000.00.
(
(Subscribed and sworn to before me
(this 3rd day of ~~March~~ April, 2017.
(

Affiant

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

(Notary Public)
(My Commission Expires: OCT 2 0 2020)

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of March, 2017.

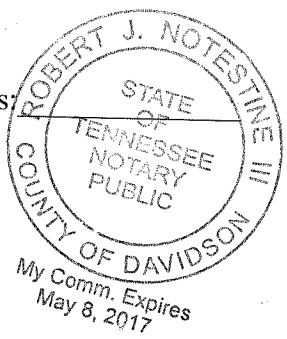
Hershel Mehta by Chad Mehta
Hershel Mehta by Agent in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Hershel Mehta, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 31st day of March, 2017.

My Commission Expires:



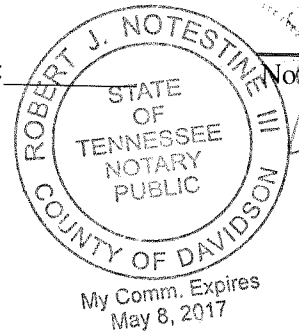
Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Amal Mehta with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Hershel Mehta and who acknowledged that he executed the same as the free act and seed of the said Hershel Mehta.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of March, 2017.

My Commission Expires: _____ Notary Public



True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

