WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031451 DEEDWARR
Recvd: 04/13/17 15:50 2 pgs
Fees:13.00 Taxes:2146.00
20170413-0036457

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$580,000.00.**

Meredith Macy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Hitesh Arora	FARMINGTON MORTGAGE	071-10-0-092.00
(Name)	(Name)	
127 Fern Ave	3002 RICHARD JONES RD. #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HITESH ARORA, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled the Map of Weakley and Dodd's Subdivision of Lot 17 of the Brooklyn Plan of Lots, of record in Book 57, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LESLIE M. BOWDEN AND WIFE, EARLINE BOWDEN, of record in Instrument No. 20160201-00095717 and Instrument No. 2016021-0009519, dated January 29, 2016, said Register's Office. Being further conveyed to DY CONSTRUCTION, INC., A TENNESSEE CONSTRUCTION, by Quitclaim Deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160426-0040512, dated April 25, 2016, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Executed by my hand this 10 Day of April 2017.

DY CONSTRUCTION, INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins
Managing Member

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of and State of Tennessee, do hereby certify that DERON JENKINS AS MANAGING MEMBER OF DY CONSTRUCTION, INC., A TENNESSEE CORPORATION, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such MANAGING MEMBER.

Witness my hand and official seal, this the 10th of April, 2017.

_____
Notary Public

My Commission Expires: _____

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211