BILL GARRETT, Davidson County
Trans:T20170037869 DEEDWARR
Recvd: 05/04/17 10:31 2 pgs
Fees:13.00 Taxes:592.00
20170504-0044201

2

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170520TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Melissa Denton	**Pinnacle Bank**	**135-12-0C-34.00CO**
1931 Nashboro Blvd.,	**150 3rd Ave. South, #900**	
Nashville , TN 37217	**Nashville, TN 37201**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mayur A. Akhani and Sneha Mayur Akhani, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Melissa Denton, unmarried,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 34 on the Plan of a Horizontal Property Regime Plat, Nashboro Village – Tract 13, of record in Instrument No. 200212300161681, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mayur A. Akhani and wife, Sneha Mayur Akhani by Quitclaim Deed from Mayur A. Akhani dated 2/26/14 and recorded 3/18/14 in Instrument No. 20140318-0022281, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Mayur A. Akhani and Sneha Mayur Akhani** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Mayur A. Akhani and Sneha Mayur Akhani** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1931 Nashboro Blvd., Nashville, TN 37217**.

Executed on this 21st day of April. 2017.

Mayur A. Akhani

Sneha Mayur Akhani by [signature] as attorney in fact

Sneha Mayur Akhani by Mayur A. Akhani
Her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Mayur A. Akhani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of April, 2017.

[signature]
Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mayur A. Akhani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Sneha Mayur Akhani,** and that he is authorized by **Sneha Mayur Akhani**, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 21st day of April, 2017.

[signature]
Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

[signature]
Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of April, 2017.

[signature]
Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19