6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046301 DEEDWARR
Recvd: 06/01/17 08:56 2 pgs
Fees:13.00 Taxes:1979.50
20170601-0054277

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rakesh Bery and Poonam Bery	Highlands Residential Mortgage, Ltd.	11515009200
(NAME)	(NAME)	
117 Vaughns Gap Road	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John C. Felts, and wife and Mary C. Felts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rakesh Bery and Poonam Bery, husband and wife,** hereinafter called the GRANTEES, 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 No. 72 on the Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, Pages 40 & 41, Register 's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Jocelyn Hollow Road at the corner of Lots Nos. 72 and 73 ; thence along said Road easterly 200 feet to a concrete monument; thence around a curve 39.3 feet to a concrete monument in the westerly margin of Brook Hollow Road; thence with said road northerly 375 feet to a concrete monument; thence in a westerly direction 225 feet to the corner of Lots Nos. 72 and 73; thence with the line between said lots southerly 400 feet to the beginning.

Being the same property conveyed to John C. Felts and wife, Mary C. Felts by deed dated February 20,1978 from Vocel C. Gentry, Jr. and wife, Donnah P. Gentry of record in Book 5258, Page 402, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6300 Jocelyn Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 30th day of May, 2017.

John C. Felts

Mary C. Felts

State of Tennessee
County of Davidson

Personally appeared before me John C. Felts and Mary C. Felts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Bery

