Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056958 DEEDWARR
Recvd: 07/05/17 08:51 2 pgs
Fees:13.00 Taxes:738.15

20170705-0067085

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 08-11-2017
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ritesh Maheshwari	New Owner	Parcel ID:
1143 Fitzpatrick Rd.	~~1555 W. Middlefield Apt 28~~	108040A12300
Nashville, TN 37214	Mountain View, CA 94043	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Steven D. Bowers and wife, Annjecole G. Bowers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ritesh Maheshwari , a married man

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. 70 on the Plan of Phase II, Section IVA, Villages of Larchwood, of record in Instrument 20000928-0096098, amending Plat Book 7900, Page 847, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven D. Bowers and wife, Annjecole G. Bowers by deed from Pinnacle National Bank, of record in Instrument 20120529-0046087, dated May 25, 2012, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10715, Page 162, amended in Book 10940, Page 499; Book 11448, Page 741; Instrument 20000928-0096105 and 20010625-0067106, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000928-0096098, amending Plat Book 7900, Page 847, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1143 Fitzpatrick Rd., Nashville, TN 37214

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 our hands this 29th day of June, 2017.

Steven D. Bowers

Annjecole G. Bowers

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 Steven D. Bowers and Annjecole G. Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.