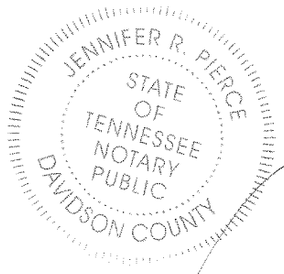
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/17 09:03 2 pgs
Fees:13.00 Taxes:551.30
20170728-0076476



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$149,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 21st day of July, 2017

Notary Public
My Commission expires: 11-20-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shashi Kiran Chavan	New Owner	043-09-0-371.00
850 Wilkerson Tarce Apt 125		
Bowling Green, KY 42103-2496	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Slocum, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shashi Kiran Chavan and Smitha Sindhe, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Resubdivision of Lots 1 and 2 of the Resubdivision of Lot 26 and Resubdivision of part of Lot 27, Woodlawn Estates, of record in Plat Book 6050, Page 114, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed of said lot.

Being the same property conveyed to Mike Slocum, James Thorpe and David Childers, as equal tenants in common from John R. Primm, unmarried by Warranty Deed on December 28, 2005, of record in Instrument Number 20060109-0002606, Register's Office for Davidson County, Tennessee. Further conveyed to Michael Slocum, married from James Thorpe, married and David Childers, married by Quitclaim Deed on September 29, 2006, of record in Instrument Number 20061005-0124016, Register's Office for Davidson County, Tennessee.

NOTE: This property has never been used as a residence of the Grantor, marital, personal or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6050, Page 114, Register's Office for Davidson County, Tennessee.

This is improved property known as: **617 Bixler Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 21, 2017.

Michael Slocum by
Jennifer R. Pierce as atty in fact

Michael Slocum by Jennifer R. Pierce as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Michael Slocum, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Michael Slocum, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of July, 2017.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021