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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170511967** BILL GARRETT, Davidson County Trans:T20170066379 DEEDWARR Recvd: 08/02/17 11:24 2 pgs Fees:13.00 Taxes:2627.00 20170802-0078596	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2017. Notary Public My Commission Expires: 8-5-2021 JOSEPH MICHAEL SCHINELL MY COMMISSION EXPIRES AUGUST 5, 2021 #GG 090965 NOTARY PUBLIC, STATE OF FLORIDA

WARRANTY DEED

Address New Owner: Hamid Shah and Alejandra Shah 1312 Grandview Drive Nashville TN 37215-3028	Send Tax Bills To: Owner	Tax Information: Tax Parcel ID No. 117-16-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily O'Grady and Michael O'Grady, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hamid Shah and Alejandra Shah, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "M" on the Plan of Maplehurst Subdivision of record in Plat Book 843, Page 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily O'Grady and Michael O'Grady, wife and husband by Warranty deed from Tennessee Regional Holding, LLC, a Tennessee limited liability company of record in Instrument No. 20130604-0056448 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on June 4, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 22 and 23, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3503, Page 290, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1312 Grandview Drive Nashville TN 37215-3028

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29 day of July, 2017.

Emily O'Grady

Michael O'Grady

STATE OF Florida)
COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily O'Grady and Michael O'Grady, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of July, 2017.

Notary Public

My Commission Expires: 8-5-20

JOSEPH MICHAEL SCHINELL
MY COMMISSION EXPIRES
AUGUST 5, 2021
#GG 090965
Bonded thru
Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA