WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20170070619 DEEDWARR
Recvd: 08/15/17 10:54 2 pgs
Fees:13.00 Taxes:2960.00

20170815-0083553

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Aug., 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nehal Parikh	Bond Mortgage, LLC	105012C00200CO
(NAME)	(NAME)	
1007 South Street, Unit B	318 Seaboard Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Ross Schilling, married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nehal Aniruddh Parikh and Nidhi Goyal Parikh, husband and wife** 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 Unit B on the Plan of 1005 South Street Townhomes, A Horizontal Property Regime with Private Elements as shown on Exhibit "B" of DCCR's of record in Instrument No. 201606020055689, 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 Ross Schilling by deed dated 03/3/2016 from Eugene Eubanks, an unmarried man and filed of record in Instrument No. 201603140024056,, said Davidson County Register's Office.

FURTHER being the same property conveyed to Eugene Eubanks by Quitclaim deed from Valerie Ford, Daryl D.. Eubanks, Deborah Eubanks and Alexander Willis, as tenants in common of record in Instrument No. 20080131-0010056, Register's Officer for Davidson County, Tennessee, dated January 25, 2008 and filed of record on January 31, 2008.

This is not the primary residence of Ross Schilling or his spouse and nor has it ever been.

Power of Attorney recorded in Instrument No 20170815-0083552, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1007 South Street, Unit B Nashville TN 37203
(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

Mr Schilling by Z attorney in fact

Ross Schilling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for Ross Schilling, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ross Schilling by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2017.

Meredith L. Yokley

Notary Public
My Commission Expires: 02/19/21

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY