WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lanny Mooneyham	Lanny Mooneyham	064-04 54.00
(NAME)	(NAME)	
300 Lake Terrace	300 Lake Terrace	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, B. S. Kanwar, a/k/a Bhag S. Kanwar, and wife, Shashi Kanwar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lanny Mooneyham, unmarried, 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 26A as shown on the plat of Zone Lot Division of Lot 26, Lake Country, Section One, of record in Book 5800, page 305, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said lots.

Being a portion of the property conveyed to B. S. Kanwar and wife, Shashi Kanwar, by Warranty Deed from George Margrave and Dharmdeo N. Singh, dated April 19, 1983, of record in Book 6041, page 34, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 5200, page 493 and Book 5800, page 305; Restrictions of record in Book 6095, page 656 and Book 6198, page 507; and Articles of Incorporation/ Charter of record in Book 7289, page 990, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4665 Woodview Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-LM-17-4665-H

BILL GARRETT, Davidson County
Trans:T20170077302 DEEDWARR
Recvd: 09/05/17 10:02 2 pgs
Fees:13.00 Taxes:414.40
20170905-0090781

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 this 28th day of August, 2017.

B. S. Kanwar

Shashi Kanwar

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared B. S. Kanwar and Shashi Kanwar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of August, 2017.

Notary Public
My Commission Expires: 6/12/21

File No.: 26058



My Comm. Expires
June 12, 2021