WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078541 DEEDWARR
Recvd: 09/08/17 08:18 2 pgs
Fees:13.00 Taxes:943.50
20170908-0092280

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Poonam Bery Ritu Rajesh Bery	Poonam Bery	142-09-0-008.00
(NAME)	(NAME)	
117 Vaughns Gap Road	117 Vaughns Gap Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Darin Scheff and wife, Cynthia Scheff,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Poonam Bery and Ritu Rajesh Bery,** 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:

Being Lot No. 20 on the plan of Harpeth Estates, Section Five of record in Book 4595, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 20 fronts 114.43 feet on the southerly margin of George Gains Road and extends back 135.5 feet on the easterly line and 141.31 feet on the westerly line to a dead line in the rear, measuring 114.32 feet thereon.

Being the same property conveyed to Darin Scheff and wife, Cynthia Scheff, by deed from Stephen M. Gervasi and wife, Patricia C. Gervasi dated 7/22/04, of record in Instr. No. 20040804-0093686, Register's Office for Davidson County, Tennessee.

Subject to 2017 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 4595, page 37, said Register's Office. Subject to rights and claims of parties in possession and leases not of public record.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 7451 A & B George Gaines Road, Nashville, TN 37221
(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 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 my/our hands this 31st day of August, 2017.

Darin Scheff

Cynthia Scheff

State of Tennessee
County of Williamson

Personally appeared before me Darin Scheff and Cynthia Scheff, 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 seal this 31st day of August, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2017-042