WARRANTY DEED

Bill Garrett Davidson County
Batch# 18227 DEEDWARR
10/25/2017 03:25:17 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171025-0109605

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lessard	Mortgage Investors Group	081-16-0-599.00
(NAME)	(NAME)	
1000 11 Avenue, North	8320 East Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, TN 37923	
(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, WE, SAGAR ONTA AND BHUMIKA PIYA, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LESSARD, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS 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 parts of Lot Nos. 20 and 21, on the Plan of B.W. Hall's Addition to North Nashville, as shown on plat of record in Book 17, Page 261, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Being the same property conveyed to SAGAR ONTA, MARRIED, by deed from JULIAN JOBE, MARRIED, of record in Instrument No. 20140303-0017721, dated February 28, 2014, said Register's Office. Being further conveyed to SAGAR ONTA AND BHUMIKA PIYA, HUSBAND AND WIFE, by Quitclaim Deed from SAGA ONTA, MARRIED, of record in Instrument No. 20160204-0010969, dated January 25, 2016, said Register's Office.

This conveyance is subject to: 2017 property taxes which are due, but not yet delinquent; all matters as shown on the Plan of B.W. Hall's Addition to North Nashville, as shown on plat of record in Book 17, Page 261, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1000 11th Avenue, North, Nashville, TN 37208

(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 our hands this 25th day of October, 2017.

Sagar Onta

Sagar Onta By: _____, attorney in fact

Bhumika Piya

Bhumika Piya By: _____, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Sagar Onta and Bhumika Piya as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Sagar Onta and Bhumika Piya.

Witness my hand and official seal at Nashville, TN, this 25th day of October, 2017.

_____
Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.