File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171013823** Bill Garrett Davidson County Batch# 26653 **DEEDWARR** 11/16/2017 02:47:41 PM 2 pgs Fees: $13.00 Taxes: $1,479.63 20171116-0117930	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2017. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Jayant K. Deshpande 2101 Thistlewood Drive Nashville TN 37216	Send Tax Bills To: **Farmington Mortgage** **2002 Richard Jones Rd. Ste 300A** **Nashville, TN. 37215**	Tax Information: Tax Parcel ID No. 072-12-0-081.00

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, **Caitlin C. LaBonte, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jayant K. Deshpande and Patricia N. Scott, 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. 36 on the Plan of Dalewood, Section I, of record in Plat Book 1424, Page 108, 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 Caitlin C. LaBonte, an unmarried woman by Warranty Deed from Steele Campbell, unmarried, of record in Instrument No. 20150602-0051037, Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 02, 2015, as corrected by Scrivener's Affidavit of record in Instrument Number 20151214-0125566, Register's Office for Davidson County, Tennessee.

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 2018, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

This is improved property located at 2101 Thistlewood Drive Nashville TN 37216

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, Grantor has executed this instrument on this 15th day of November, 2017.

Caitlin C. LaBonte

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caitlin C. LaBonte, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018