Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1198

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

X _____
Affiant

Subscribed and sworn to before me, this 28th day of November 2017.

Notary Public _____
My commission expires: 2-25-20

Bill Garrett Davidson County
Batch# 32265 DEEDWARR
12/01/2017 10:40:55 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20171201-0122725

Address of New Owner:	Send Tax Bills to:	Tax Information
Jui Pandhare 5645 Traceside Drive Nashville TN 37221	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	155 16 0A 301.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael Lynn Sellers and Natalie Lynn Sellers, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jui Pandhare and Chandravanu Dash, wife and husband, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 267 on the Plan of Traceside, Section Ten, Revision, One, of record in Plat Book 9700, Page 827, Register's Office of Davidson County, Tennessee, to which plan reference hereby made for a more complete and accurate legal description.

Being same property conveyed to Michael Lynn Sellers and Natalie Lynn Sellers, husband and wife, by Warranty Deed from Marvyn K. Hortman and Hillary Hodge Hortman, husband and wife, of record in Instrument No. 20150609-0054391 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Traceside, Section Ten, Revision, One, of record in Plat Book 9700, Page 827, Register's Office of Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in in Book 9236 Page 504 and amended in Book 9435 Page 493;

Book 9677 Page 675; Instrument No. 200201110004996; No 200201160006610 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Traceside Homeowners Assn. of record in Book 9668 Page 894 5) ByLaws of Traceside Homeowners Assn of record in Book9668 Page 899

This property is improved property known as 5645 Traceside Drive, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 28 day of November, 2017.

Michael Lynn Sellers

Natalie Lynn Sellers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lynn Sellers and Natalie Lynn Sellers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of November, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10308