Bill Garrett Davidson County
Batch# 59518 DEEDWARR
02/15/2018 12:38:48 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20180215-0014943

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES: 11/24/22
File No. G17-0536D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lynwood Ventures, LLC, a Tennessee limited liability company (NAME)	New Owner (NAME)	103-2-57
115 Lynwood Terrace (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ravishankar N. Shetkar, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynwood Ventures, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 part of Lot No. 20 on the Map of C.C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for said County, being the Southerly 55 feet of Lot No. 3 on the unrecorded plan of a subdivision of part of said Lot No. 20 in C.C. Vernon's Farm, described according to a survey made by W.B. Southgate, Surveyor, May 30, 1929, as follows: Beginning at the northwest corner of Burges Avenue and Orlando Avenue; thence with the northerly margin of Burges Avenue, Westwardly 130 feet to the Southeast corner of Lot No. 4; thence with the easterly line of said Lot No. 4, Northwardly 55 feet; thence Eastwardly and parallel with the northerly margin of Burges Avenue 130 feet to the Westerly margin of Orlando Avenue, thence with said Avenue, Southwardly 55 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is that portion retained as right-of-way for the widening of Burges Avenue as shown on plans of record in the Metropolitan Government Department of Public Works, Engineering Division.

BEING the same property conveyed to Ravishankar N. Shetkar, married, from Bonnie Lee Kirby, married, by Warranty Deed dated March 31, 2010, as Instrument No. 20100412-0027411, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

2. Easement as recorded in Book 2089, page 361 and Book 2104, page 461, Register's Office for Davidson County, Tennessee.
3. Wells Rights as recorded in Book 1257, page 316, Register's Office for Davidson County, Tennessee.

4. Right of Way as recorded in Book 6129, page 780, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 201 Orlando Avenue, Nashville, TN 37209.

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 successors 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 successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 13th day of February, 2018.

Ravishankar N. Shetkar

February 13, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 13th day of February, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066