RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810165

Bill Garrett Davidson County
Batch# 67700 DEEDWARR
03/12/2018 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20180312-0022967

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Dana Pauk
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018.

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

NOTARY PUBLIC

My commission expires: 8/10/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Jarnagin and Benjamin Jarnagin 140 Sterling Oaks Court Brentwood, TN 37027	Mortgage Lenders of America, LLC 10995 El Monte St. Overland Park, KS 66211	172-05-0-B-052.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PRAVIN PHILLIP CHERUKARA AND WIFE, FIONA GABRINA CHERUKARA,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SHANNON JARNAGIN AND BENJAMIN JARNAGIN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 52 on the Plan of Sterling Oaks, Phase 1, of record in Plat Book 8250, Page 998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Pravin Philip Cherukara and Fiona Gabrina Cherukara, husband and wife, by Quitclaim Deed from Pravin Philip Cherukara, who acquired title as Pravin Phillip Cherukara and wife, Fiona Gabrina Cherukara, dated 1/21/2011, recorded 3/4/2011, of record in Instrument No. 20110304-0017452, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Pravin Phillip Cherukara and wife, Fiona Gabrina Cherukara by Warranty Deed from Jason R. Fohr and wife, Barbara J. Fohr, dated 6/23/2006, recorded 6/28/2006, of record in Instrument No. 20060628-0077304, said Register's Office.

The address of the herein described property is believed to be 140 Sterling Oaks Court, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of March, 2018.

PRAVIN PHILIP CHERUKARA

FIONA GABRINA CHERUKARA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Pravin Philip Cherukara and Fiona Gabrina Cherukara, 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 seal, this the 9th day of March, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

201803070021541
201803120022967