WARRANTY DEED

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: July 05, 2021

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 88241 DEEDWARR
05/04/2018 11:31:13 AM 2 pgs
Fees: $13.00 Taxes: $2,268.10

20180504-0042784

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rajan D. Kshatri	Rajan D. Kshatri	04216007100
(NAME)	(NAME)	
231 A. West Old Hickory Blvd	231 A. West Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JOHN MICHAEL LAW, an unmarried man, aka J. MICHAEL LAW, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAJAN D. KSHATRI, a married 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 THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being part of Lots Nos. 9, 10 and 11 on the map showing subdivision of the west part of the N. V. Cox Home Place at Madison, Tennessee, not of record, described according to a survey made by Erle Duke, County Surveyor, dated April 19, 1933. The remainder of said Lots Nos. 9, 10 and 11, having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for highway purposes by deed of record in Book 4819, Page 593, in the Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 9, 10 and 11, being described according to a survey prepared by A & A Engineers, Inc., dated February 24, 1984, and being more particularly described as follows:

BEGINNING at an iron pin lying in the easterly margin of Douglas Avenue, as widened, by deed of record in Book 4819, Page 593, Register's Office for Davidson County, Tennessee, said iron pin also being the northwest corner of the property conveyed to H. C. Stillwell by instrument of record in Book 6037, Page 86, said Register's Office, and being the southwest corner of the property herein described; thence continuing along the easterly margin of Douglas Avenue, N 15 degrees 45' 43" E, 91.60 feet to a nail in a post; thence along a curve to the right having a radius of 25.00 feet, tangent of 21.40 feet, central angle of 81 degrees 08' and length of 35.40 feet to a nail in a post lying in the southerly margin of Old Hickory Boulevard, as widened by deed of record in Book 4819, Page 593, Register's Office for said County; thence continuing with the northerly margin of Old Hickory Boulevard, as widened, S 83 degrees 06' 17" E, 98.60 feet to a nail in a post; thence leaving the margin of Old Hickory Boulevard, S 15 degrees 45' 43" W 113.0 feet to a nail in a post; thence N 83 degrees 06' 17" W 120.00 feet to the point of beginning.

Being the same property conveyed to J. Michael Law and wife, Betty J. Law by Warranty Deed dated December 6, 1984 from Charles C. Harris and wife, Barbara B. Harris, which deed is of record in Book 6443, Page 44, Register's Office for Davidson County, Tennessee. Further, pursuant to a Final Decree of Divorce entered on January 30, 2004, Civil Action No. 2003D-103, Chancery Court for Sumner County, Tennessee, the said Betty Jean Law, aka Betty J. Law conveyed all her right, title and interest in and to above property to John Michael Law, aka J. Michael Law by Quitclaim Deed dated February 17, 2004 and recorded as Instrument No. 20040226-0021784, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF OLD HICKORY BOULEVARD AND DOUGLAS AVENUE; FURTHER SUBJECT TO THE OVERHEAD LINE EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 11585, PAGE 231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON A

SURVEY BY A & A ENGINEERS, INC. DATED 2/24/84 AND FURTHER SUBJECT TO EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 231 W Old Hickory Blvd., Madison, TN 37115

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1st day of May, 2018.

John Michael Law

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Michael Law**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public, DEANIE L.GREGORY



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Madison, TN 37115