RECORDING INFORMATION

Bill Garrett Davidson County
Batch# 104577 DEEDWARR
06/14/2018 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20180614-0057088

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $355,000.00.

Affiant

Sworn to and subscribed before me this 14th day of June, 2018.

Notary Public

My Commission Expires: 03/24/2020

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY LISA G HODGES (SEAL)

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Erin Cole Shyamji and Vimal H. Shyamji 449 Addison Avenue Palo Alto, CA 94301	New Owner(s)	072-03-0-394.00

This Indenture is made on the 8th day of June, 2018, by and between **DEBORAH KAYE COLE** ("Grantor"), and **ERIN COLE SHYAMJI and VIMAL H. SHYAMJI, wife and husband** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 210, Inglewood Place of record in Plat at Instrument No. 20170526-0052887, revising Plat at Instrument No. 20150702-0064385, 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 a portion of the property conveyed to Jim Blane Cole and wife, Deborah Kaye Cole, and Jesse B. Cole and wife, Sue Ellen Cole, by Warranty Deed from Harold E. Kennon, of record in Book 7036, Page 743, in the Register's Office for Davidson County, Tennessee, dated November 10, 1986 and recorded on November 11, 1986.

Being a portion of the property conveyed to William D. Castleman, Trustee, by Quitclaim Deed from Jim Blane Cole and wife, Deborah Kaye Cole and Jesse B. Cole and wife, Sue Ellen Cole, of record in Book 7458, Page 69, in the Register's Office for Davidson County, Tennessee, dated January 21, 1988 and recorded on January 28, 1988, and within the same deed the said William D. Castleman, Trustee, conveyed his interest in the subject property to Jim Blane Cole and wife, Deborah Kaye Cole.

Being a portion of the property conveyed to Deborah Kaye Cole by Quitclaim Deed from Jim Blane Cole, of record in Instrument No. 20000526-0052749, in the Register's Office for Davidson County, Tennessee, dated February 18, 2000 and recorded on May 26, 2000.

This is improved property known as 1305 McChesney Avenue, Nashville, TN 37216.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

4. Subject to the Plan of record in Instrument No. 20150702-0064385, as revised in Instrument No. 20170526-0052887, in the Register's Office for Davidson County, Tennessee.

5. Easements of record in Book 4283, Page 348 and Book 4275, Page 257, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor has not made, done, executed, allowed, or suffered any act, instrument, or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11 day of June, 2018.

GRANTOR:

Deborah Kaye Cole

Deborah Kaye Cole

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DEBORAH KAYE COLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: August 27, 2018

GILLIAN B. KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY