WARRANTY DEED

Bill Garrett Davidson County
Batch# 106374 DEEDWARR
06/19/2018 10:13:48 AM 2 pgs
Fees: $13.00 Taxes: $2,190.40

20180619-0058789

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devdutt Sharma, Susan Tan, and Astra Sahara Sharma	new owner	
(NAME)	(NAME)	130040C00100cO
35 Chetwynd Way		
(ADDRESS)	(ADDRESS)	
Booragoon, WA 6154		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Alandis Brassel, and wife, Thallen J. Brassel** and **Orlando Brassel and wife, Warlece Brassel,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devdutt Sharma Susan Tan, husband and wife, and Astra Sahara Sharma, unmarried,** ** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** as Tenants in Common with the Right of Survivorship

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Hobbs and Wallace Subdivision, a Planned Unit Development established by Declaration of record in Book 8227, Page 88, Register's Office for Davidson County, Tennessee, said unit being depicted on the Private Element Plat for Hobbs and Wallace Subdivision, of record in Plat Book 6200, Page 977, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Alandis Brassel and Thallen J. Brassel and Orlando Brassel and Warlece Brassel by virtue of that certain Warranty Deed dated February 1, 2016, and being of record at Instrument No. 20160323-0017128 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3600 Hobbs Rd Nashville, TN 37215 (unimproved)
(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 GRANTEES, their heirs 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-YRES-18-3600

Witness my hand this 15th day of June, 2018.

Alandis Brassel

Thallen J. Brassel

Orlando Brassel

Warlece Brassel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alandis Brassel, Thallen J. Brassel, Orlando Brassel, and Warlece Brassel** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of June, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY