THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180717071

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $521,900.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2018.

Notary Public
My Commission Expires: 6/8/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

Bill Garrett Davidson County
Batch# 134029 DEEDWARR
08/28/2018 09:29:27 AM 2 pgs
Fees: $13.00 Taxes: $1,931.03

20180828-0085022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Guru Shah and Neha Shah	CoreLogic Tax Services	Tax Parcel ID No.
1152 Greenland Avenue	P.O. Box 9218	061-12-0-199.00
Nashville TN 37216	Coppell, TX 75019-9236	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Gardner, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guru Shah and Neha Shah, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the Westerly 100 feet of Lot No. 26 on the Map of the Subdivision of the Greenland Tract, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 fronts 100 feet on the Southerly side of Greenland Avenue and runs back from the center of said Avenue 430.3 feet on the Westerly line and 440 feet, more or less, on the Easterly line to the Southerly side of said subdivision, measuring 100 feet thereon.

Being the same property conveyed to Jonathan Gardner, a single man by Warranty deed from Mae James of record in Instrument No. 20170105-0001222 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 05, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Subject to all matters shown on the Plan of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

This is improved property located at 1152 Greenland Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2018.

Jonathan Gardner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Gardner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022