BOX 10-B

Karen Johnson Davidson County
Batch# 274411 **DEEDWARR**
08/21/2019 09:46:07 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190821-0083889

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**

Indira Singh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF AUGUST, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMI BELL, ET AL	**THE MORTGAGE FIRM, INC.**	**095-09-0-007.00**
(NAME) **1905 OMOHUNDRO CT.**	(NAME) **921 DOUGLAS AVENUE, STE. 200**	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS) **ALTAMONTE SPRINGS, FL 32714**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, CHRISTOPHER A. MATHE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMI BELL, MARRIED, INDIRA SINGH, UNMARRIED, AND CHANDI SINGH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Foxwood, of record in Book 2900, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER A. MATHE, UNMARRIED, by deed from CLYDE A. POWERS, UNMARRIED, of record in Instrument No. 20030324-0038489, dated March 20, 2003, said Register's Office. Being further conveyed to CHRISTOPHER A. MATHE WITH LIFE ESTATE TO JEAN MATHE, by quitclaim deed from CHRISTOPHER A. MATHE, of record in Instrument No. 20080527-0053615, dated May 22, 2008, said Register's Office. Being further conveyed to CHRISTOPHER A. MATHE, AN UNMARRIED MAN, by quitclaim deed from CHRISTOPHER A. MATHE, AN UNMARRIED MAN AND JEAN MATHE, AS TO HER LIFE ESTATE, of record in Instrument No. 20100804-0061356, dated July 16, 2010, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2900, Page 24 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1905 OMOHUNDRO CT., NASHVILLE, TN 37210**
(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.

Witness my hand this 19 day of August, 2019.

CHRISTOPHER A. MATHE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher A. Mathe,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of August, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public