Karen Johnson Davidson County
Batch# 275614 DEEDWARR
08/23/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190823-0084845

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2019.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harshpreet Singh **Smiksha K. Narula**	**Legacy Home Loans LLC**	**10803021900**
1119 Cabana Drive	4004 Hillsboro Pike	
Nashville, TN 37214	Ste 216B Nashville, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

BZ Capital Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HARSHPREET SINGH AND SMIKSHA NARULA, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot No. 92-B, Zone Lot Division, Lots Nos. 87-92, of Patio Villa, Section Four, of record in Plat Book 6900, Page 538, amending Plat Book 5200, Page 632, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BZ Capital Group, LLC, by Warranty Deed from Michael Perry, unmarried, dated July 2, 2018, of record in Instrument No. 20180705-0065264, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Michael Perry, by Quitclaim Deed from Ronald L. Perry and Michael D. Perry, dated July 30, 2009, of record in Instrument No. 20090807-0074664, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 6021, page 843, said Register's Office.

Deed of Conveyance to Metro of record in Book 6165, page 742, and Deed Book 6021, page 919, said Register's Office.

Sign Location Leases of record in Book 5164, page 34, Book 5157, page 655, Book 5680, page 76, Book 5680, page 78, Book 5680, page 80, said Register's Office.

Restrictions of record in Book 6199, page 70, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1119 Cabana Drive, Nashville, TN 37214.

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 in 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.

_____ Date: 8/15/19
BZ Capital Group, LLC
By: Beth Brown, Member

_____ Date: _____

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Beth Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledges that she is the member of BZ Capital Group, LLC and that she is authorized by BZ Capital Group, LLC to execute this instrument on it's behalf.

Witness my hand, at office, this 15 day of August, 2019.

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 10/23/19

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

