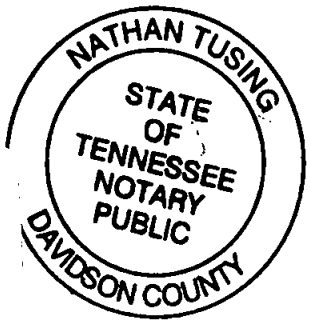
Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED



Karen Johnson Davidson County
Batch# 318053 DEEDWARR
11/21/2019 08:44:52 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60

20191121-0120226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sanjay Mishra and Smriti Mishra		126 16 0A 067.00
(NAME)	(NAME)	
6652 Valleypark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kelly A. Weiland**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sanjay Mishra and No Name Given Smriti, 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. 67 on the Plan of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher C. Weiland and Kelly A. Weiland, husband and wife by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company dated August 28, 2002 and recorded August 30, 2002 as Instrument No. 20020830-0105117, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kelly A. Weiland (wife of Christopher C. Weiland) by Quitclaim Deed from Christopher C Weiland (husband of Kelly A. Weiland) dated December 13, 2013 and recorded December 20, 2013 as Instrument No. 20131220-0128646, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1911142SSO

unimproved ☐
This is improved ☒ property, known as 6652 Valleypark Drive, Nashville, TN 37221

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 our hands this 15th day of November, 2019

Kelly Weiland
Kelly A. Weiland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kelly A. Weiland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1911142SSO