Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/06/03 15:20 2pgs
Fees:13.00 Taxes:858.40
20030606-0078605

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2003.

Notary Public
My commission expires: 05/30/04

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Nila Sathe<br>840 Clematis Drive<br>Nashville TN 37205 | New Owner | 102-14-042 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Henderson and wife, Shanna Henderson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nila Sathe and husband, Christopher Ryland,** hereinafter called the Grantees, their 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. 320 on the Plan of Brook Meade, Section IV, of record in Book 2331, Pages 34 & 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Henderson and spouse, Shanna Henderson by deed from Jonathan Brantley Golezynski and Jill Marie Sappenfiled, both unmarried, of record in instrument No. 20010731-0081251, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 840 Clematis Drive, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of June, 2003.

Brian Henderson

Shanna Henderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Henderson and Shanna Henderson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 2nd day of June, 2003.

Notary Public

My Commission expires 05/30/04

