Davidson County DEEDWARR
Recvd: 07/01/04 09:03 4pgs
Fees:23.00 Taxes:1942.50
20040701-0078204

| **Address New Owner:** | **Map-Parcel Numbers:** | **Send Tax Bills To:** |
|---|---|---|
| Jarnail Singh Chhina<br>Balbir Kaur Chhina<br>5310 Otter Creek Court<br>Brentwood, Tennessee 37027 | Map 145-15, Parcel 5.00 | New Owner |

This instrument prepared by: Edwin E. Wallis, Jr., Moss, Benton & Wallis, PLLC325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

After recording, please return by mail to: Moss, Benton & Wallis, PLLC (EEW)325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DEEPINDER S. BAL and wife, INDUMEET BAL** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **JARNAIL SINGH CHHINA and wife, BALBIR KAUR CHHINA,** this is improved property, known as 5310 Otter Creek Court, Brentwood, Tennessee 37027.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, restrictions, rights, encumbrances, and other matters set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

_____

Subscribed and sworn to before me this 25th day of June, 2003.

W. STANWORTH HARRIS NOTARY PUBLIC AT LARGE MADISON COUNTY TENN.

_____
Notary Public

My Commission Expires: 7/1/2006

EXECUTED to be effective the 25th day of June, 2003.

GRANTOR:

DEEPINDER S. BAL

INDUMEET BAL, by and through her Attorney-in-Fact Deepinder S. Bal, by Specific Power of Attorney of record as Instrument No. 20040701-0078203 of record in the Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE )
COUNTY OF MADISON )

Before me, a Notary Public, in and for the County and State aforesaid, personally appeared Deepinder S. Bal and Indumeet Bal, by and through her Attorney-in-Fact Deepinder S. Bal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal this 25th day of June, 2004.

W. STANWORTH HARRIS NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Notary Public

My Commission Expires:

12/9/05

## EXHIBIT A

## DESCRIPTION OF PROPERTY

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 12-A on the revised plan of Stratford Place, of record in Book 6250, page 560, and as further set forth in Exhibit "B" of the Master Deed and By-Laws of record in Book 6472, page 47 and amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Register's Office for said County, to which plat reference s hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deepinder S. Bal, unmarried, by deed from Erika D'Agata and husband, David Mount of record as Instrument No. 20020315-0032772, in the Register's Office of Davidson County, Tennessee.

## EXHIBIT B

## LIST OF PERMITTED EXCEPTIONS

1. Taxes and assessments for 2004 and subsequent years.

2. The Plan of record in Book 6250, page 560, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

3. Satisfactory evidence that Homeowners' Association dues are paid current.

4. Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 67-27-101 et. seq.

5. Agreement to maintain private access of record in Book 6430, page 601, said Register's Office.

6. Charter of Stratford Place Residential Condominiums of record in Book 6912, page 395, said Register's Office.

7. Master Deed and By-Laws of Stafford Place Condominiums of record in Book 6472, page 41, and amended in Book 7140, page 592 and re-recorded in Book 7234, page 801; further amended in Book 7353, page 473; Book 7426, page 234; Book 7756, page 116; Book 7903, page 652 and Instrument No. 20040402-0037662, said Register's Office.