WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/04 09:00 2pgs
Fees:13.00 Taxes:451.77

20040709-0081679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,100.00

Desna Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2004.

H. Glenn Bolton
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 6-24-06 WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Ttile & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shubash Singh	Shubash Singh	150-1-368
(NAME)	(NAME)	
2117 Hamilton Glen Place	26 Mossdale Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Patrick McCann and wife, Mary Ann McCann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shubash Singh, an unmarried man, 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:

Being Lot No. 319, Section 2-A, on the Plan of Cherry Hills Subdivision, which is of record in Plat Book 5190, Page 111, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick McCann and wife, Mary Ann McCann, by deed of record in Book 10353, Page 351, and re-recorded in Book 10353, Page 351, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, of record in Book 5291, Page 695, Register's Office for Davidson County, Tennessee. This policy does insure that such restrictions have not been violated to date and that any future violation will not cause a reversion or forfeiture of title.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7974, Page 230, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2826 Mossdale Drive, Nashville, TN 37217

(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 our hands this 16th day of June, 2004.

Patrick McCann

Mary Ann McCann

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 Patrick McCann and wife, Mary Ann McCann with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2004.

Commission expires:

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006.