WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Carol A. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2004.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/29/04 11:00 2pgs
Fees:13.00 Taxes:388.50
20040729-0090830

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A Lewis	First Horizon Home Loan Corporation	Map 073
(NAME) 111 Cumberland Trace Condominium 111	(NAME) PO Box 7481	Group 16-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Springfield Ohio 45501	Parcel 111
(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,
Gurjeet K. Dhindsa, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Carol A Lewis , an unmarried woman, 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 Unit No. 111 on the Plan of Cumberland Trace as of record in Plat Book 5200, Page 724, 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 Gurjeet K. Dhindsa, unmarried by Warranty Deed dated October 12, 1995 from Faye M. Hedgepath and husband, Charles E. Hedgepath of record in Book 9828, Page 800 and rerecorded in Book 9918, Page 255, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6218, Page 528, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 111 Cumberland Trace Condominium 111, Nashville, TN 37214

(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 my/our hand(s) this 28th day of July, 2004.

Gurjeet K. Dhindsa

Gurjeet K. Dhindsa

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gurjeet K. Dhindsa, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/28/2004

My Commission Expires: Aug. 8, 2004 Laura K. Perry Notary Public

LAURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2407067
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122