WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/30/04 12:41 2pgs
Fees:13.00 Taxes:373.70

20040930-0117885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Baljit Baidwan	HSBC Mortgage Corporation ~~Baljit Baidwan~~	134 16
(NAME)	(NAME)	
805 Rangle Hill Ct	2929 Walden Ave	234.00
(ADDRESS)	(ADDRESS)	
Nash TN 37211	Depew NY 14043	
(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, **RANDALL K. HARLEY, JR., AND JAYNE R. HARLEY, CO-TRUSTEES UNDER THE RANDALL K. HARLEY, JR., LIVING TRUST DATED OCTOBER 3, 1995**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BALJIT BAIDWAN, [redacted]MARRIED,** 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. 348 on the Plan of Hillbrook, Section 6, as of record in Plat Book 4175, Page 7, 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 a portion of the same property conveyed to Randall K. Harley and wife, Jayne Robinson Harley, by deed dated March 7, 1977, of record in Book 5125, Page 684, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Randall K. Harley, Jr., and Jayne R. Harley, Co-Trustees under the Randall K. Harley, Jr., Living Trust dated October 3, 1995, by Quitclaim deed from Randall K. Harley, Jr., and wife, Jayne Robinson Harley, of record in Book 10328, page 36, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 7, said Register's Office; and (c) restrictive covenants of record in Book 3974, page 783; Book 3974, Page 787; Book 4031, Page 160; Book 4213, Page 155; Book 4302, Page 491; said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4917 Sherman Oaks Drive, Nashville, TN 37211

(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 23rd day of September, 2004.

Randall K. Harley, Jr., Co-Trustee

Jayne R. Harley, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Randall K. Harley, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of under the Randall K. Harley, Jr., Living Trust dated October 3, 1995, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as co-trustee of said trust.

Witness my hand and seal this **23rd** day of **September**, 2004.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Jayne R. Harley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee under the Randall K. Harley, Jr., Living Trust dated October 3, 1995, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as co-trustee of said trust.

Witness my hand and seal this **23rd** day of **September**, 2004.

Notary Public