WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/04 15:48 1pgs
Fees:12.00 Taxes:0.00

20041020-0126507

DAVID PAUL ANDERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPT., 2004.

David Paul Anderson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vijay Ramcharan	Vijay Ramcharan	0157-0-004.00
(NAME)	(NAME)	
Lot 3 Morgan Road	Lot 3 Morgan Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, E. Wayne Winters, Trustee, with full power to sell, mortgage, lease, convey or otherwise dispose of said property, without the joinder of any beneficiary, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vijay Ramcharan and wife, Vidantee Ramcharan, 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:

Land in Davidson County, Tennessee, being Lot 3, of the Three Springs Subdivision, Section 1, Phase 1, of record in Plat Instrument No.. 200409270115999, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete property description.

Being a portion of the same property conveyed to E. Wayne Winters, Trustee, with full power to sell, mortgage, lease, convey, or otherwise dispose of said property without the joinder of any beneficiary, by Deed from Anita K. Winters, recorded in Instrument No. 200011080111239, Register's Office for Davidson County, Tennessee, re-recorded in Instrument No. 200110100110430, and re-recorded in Instrument No. 200110260117323, said Register's Office.

unimproved ☒

This is improved ☐ property, known as Lot 3, Three Springs Subdivision, Morgan Road, Joelton, TN 37080

(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 hand this 30th day of September, 2004.

E. Wayne Winters
E. Wayne Winters, Trustee of Anita K. Winters Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Wayne Winters of Anita K. Winters Trust, with whom I am personally acquainted (or proved t me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of the Anita K. Winters Trust, the within named bargainor, a trust, and that he as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself as such Trustee.

WITNESS my hand and seal at office, on this the 30 day of SEPTEMBER, 2004.

DAVID PAUL ANDERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP.

David Paul Anderson
NOTARY PUBLIC

My Commission Expires: 3/18/07

Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	120449
Rec'd:	10.00
State:	111.00
Clerk:	1.00
EDP:	2.00
Total:	124.00

Instrument 71666
NBk: X1 Pg 155
Recorded
10/5/2004 at 9:00 am
in Record Book
119 Pages 859-859