WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/10/06

(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF JANIS L. DUREE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis A. Martinez	Washington Mutual Bank, N.A .	22-2-066.00
(NAME)	(NAME)	
605 Peyton Court	P. O. Box 9001123	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Louisville, KY 40290-1123	
(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, Umesh Nikam and wife, Smita Nikam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis A. Martinez, _____, 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 No. 17 on the Plan of Chase Pointe, Section 5, of record in Instrument No. 20000110-0003085, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Umesh Nikam, unmarried, by Warranty Deed dated July 28, 2000, from Fox Ridge Homes, Inc., of record in Instrument No. 20000810-0079537, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Umesh Nikam and Smita Nikam, by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 605 Peyton Court, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*20041228-0153360

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.

Davidson County DEEDWARR
Recvd: 12/28/04 16:20 2pgs
Fees:13.00 Taxes:610.13

20041228-0153360

Witness our hands this 22nd day of December, 2004.

Umesh Nikam by Terry DeSelms as Attorney-in-Fact

Smita Nikam by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of December, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Umesh Nikam and Smita Nikam, and acknowledged that he executed the same as the free act and deed of the said Umesh Nikam and Smita Nikam, through Power of Attorney granted Terry DeSelms by the said Umesh Nikam and Smita Nikam.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

