File No. 250900799

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/05 09:44 2 pgs
Fees:13.00 Taxes:739.63

20050930-0117503

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Huff	First Horizon Home Loan Corporation, d/b/a First TN Home Loans	156-01-0A-001
(NAME) 7940 Poplar Creek Road	(NAME) P.O. Box 809	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Subir K. Nagdas and wife, Sampa Nagdas,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Huff, unmarried**, HEREINAFTER CALLED THE GRANTEE, his 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 all of Lot No. 1, on the Plan of Revised, Amber Hills Subdivision, as shown by plat appearing of record in Plat Book 7900, Page 377, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Subir K. Nagdas and wife, Sampa Nagdas by Warranty Deed dated September 30, 2002 of record in Instrument No. 20021011-0125549, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8535, Page 775; Charter for Homeowners' Association of record in Book 8465, Page 878; Quitclaim Deed to Homeowners' Association for common area of record in Book 8563, Page 563; Water Line Easement of record in Book 4816, Page 971; all matters shown on plat of record in Plat Book 7900, Page 377; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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.

Subir Nagdas and Subir K. Nagdas being one and the same person.

unimproved ☐

This is improved ☒ property, known as 7940 Poplar Creek Road, Nashville, TN 37221
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 September, 2005.

Subir K. Nagdas

Subir K. Nagdas

Sampa Nagdas

Sampa Nagdas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of September 2005, before me personally appeared Sampa Nagdas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Subir K. Nagdas, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of Record in Instrument No. _____ Register's Office of Davidson County, Tennessee.

Witness my hand at office this 28th day of September, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28 day of September 2005, before me personally appeared Subir K. Nagdas and wife, Sampa Nagdas , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed. (seal)

Witness my hand and official seal.

My Commission Epires: 6-22-09

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250900799

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076