Davidson County DEEDWARR
Recvd: 11/23/05 10:18 2 pgs
Fees:13.00 Taxes:650.28
20051123-0141620

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,750.00.

Debbie A. Treadway
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of November, 2005.

Notary Public

My Commission Expires: 1-10-06

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gabriel Raj Joseph and Nandini Ovalasumuthovu
2105 Ransom Place
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

135-14-0-B-075.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clyde Steven Rash and wife, Judy Ann Rash (f/k/a Judy Ann Bell) hereinafter referred to as Grantors, hereby transfers and conveys to Gabriel Raj Joseph and Nandini Ovalasumuthovu, husband and wife, hereinafter referred to as 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. 74 on the Plan of Ransom Place, Section Two, Phase Two of record in Book 7900, page 526, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Clyde Steven Rash and wife, Judy Ann Rash (f/k/a Judy Ann Bell), by warranty deed from Ransom Place Homes, Inc., of record in Book 9484, Page 606, Register's Office for Davidson County, Tennessee, dated September 30, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 526, Register's Office of said County.

Restrictions of record in Book 7867, Page 81, Book 7885, Page 868, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235, Book 8550, Page 764, Book 8707, Page 86, Book 8846, Page 184, and Book 8926, Page 20, said Register's Office.

Charter of record in Book 8170, Page 947 and Book 8550, Page 766, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 10/1/05 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2105 Ransom Place, Nashville, TN 37217.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 18th day of November, 2005.

Clyde Steven Rash

Judy Ann Rash

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Clyde Steven Rash and Judy Ann Rash, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/18/2005.

Witness my hand and official seal this 18th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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