WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/05 14:32 2 pgs
Fees:13.00 Taxes:236.80
20051205-0146047

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO.

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,000.00**

Baidwan.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF DECEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baljit Baidwan	New Owner	**149-08-0-A 102.00 CO**
(NAME) **805 Ramble Hill Ct**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) ,	
(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, **Amsouth Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Baljit Baidwan and wife Raman Baidwan**, 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 Unit No. 102 on the Plan of **Davenport Condominium**, of record in Plat Book 6900, Page 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Amsouth Bank** by deed of record in, Instrument 20050621-0070894, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **102 Davenport Drive, Nashville, TN 37217**
(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 **2nd day of December 2005**.

Teresa Bonds
Teresa Bonds

Felesha Finch
Felesha Finch

AmSouth Bank

By: Trudy Mayoros
, Trudy Mayoros, Vice President

Attest:
Debbie Smith, Rel. Manager

State of ALABAMA County of JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayoros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the AmSouth Bank, a corporation, and that he/she as such Officer by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal at Birmingham Alabama, this 1st day of December, 2005.

Commission expires: 1-22-08

Hattie Evans
Notary Public
Hattie Evans