McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2005.

Notary Public

My commission expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/15/05 10:45 2 pgs
Fees:13.00 Taxes:397.75
20051215-0150645

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kehinde A. Carew **Roslyn A. Braithwaite-Carew**	**Countrywide Home Loans, Inc.**	**Map 108-12, Parcel 160**
3233 Trails End Lane	**2021 N. Gallatin Road, Suite 292**	
Nashville, Tennessee 37214	**Madison, TN 37115**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Atul Kapadia, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kehinde A. Carew and Roslyn A. Braithwaite-Carew, husband and wife

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 Number 13-B, Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18 on the Plan of Trailwood Subdivision, Section One, of record in Plat Book 6250, page 140, amending Plat Book 5210, page 351, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Atul Kapadia, by Cash Deed for Tennessee, from Secretary of Housing and Urban Development, of record in Book 8062, page 886, Dated March 6, 1990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5210, page 351 and Book 6250, page 140, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5728, page 298, Book 6128, page 361 and Book 6426, page 153, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 5795, page 81, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 5807, page 381, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3233 Trails End Lane, Nashville, Tennessee 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 13th day of December, 2005.

X Atul Kapadia by Natvar Patel atty. in fact
Atul Kapadia
BY: Natvar Patel, Attorney-in-Fact

Dharini A. Kapadia, wife of Atul Kapadia, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

X Dharini Kapadia by Natvar Patel atty. in fact.
Dharini A. Kapadia
BY: Natvar Patel, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Natvar Patel**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Atul Kapadia for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for Atul Kapadia and is authorized by Atul Kapadia to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of December, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Natvar Patel**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Dharini A. Kapadia for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for Dharini A. Kapadia and is authorized by Dharini A. Kapadia to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of December, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

My Commission Expires:_____

File #: **05684-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027