Davidson County DEEDWARR
Recvd: 01/11/06 15:13 2 pgs
Fees:13.00 Taxes:392.20
20060111-0004502

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$106,000.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2006.

Notary Public

My commission expires: 7/21/08

(AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY Return To
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kartik C. Saha **Rina R. Saha**	**SAME**	**108-08-214.00**
3206 Cedar Ridge Road		
Nashville, TN 37214		

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,

Andrea K. Cope, an unmarried person

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

Kartik C. Saha [redacted] a married man

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:

Being Lot No. 197-B, Zone Lot Division, Lots Nos. 196 & 197, Section 2, Larchwood, of record in Plat Book 5800, page 258, amending Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 6011, page 130; Book 5681, page 532; Book 5688, page 696; Book 6121, page 24, Register's Office for said County.

Being the same property conveyed to Andrea K. Cope, an unmarried person, by Deed from Frank C. Batson, Jr. Executor of The Estate of Harold Gordon Weaver, Sr., dated 06/28/02, of record in Instrument No. 200207020079256, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **3206 Cedar Ridge Road, Nashville, TN 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 convenant 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/our hand(s) this **4th** day of **January, 2006.**

Andrea K Cope

Andrea K. Cope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Andrea K. Cope, an unmarried person,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **January, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES JANUARY 28, 2006