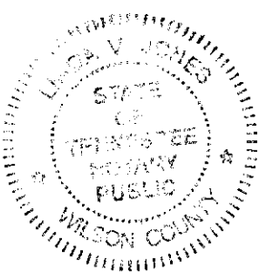
File No. 251201388

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,250.00

Poonam R Bery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Poonam R. Bery | Countrywide Home Loans, Inc. | Map 175-04-09-0 Parcel 035.00 |
| (NAME) | (NAME) | |
| 414 Yosemite Court | P.O. Box 961206 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Ft. Worth, TX 96161 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, I, **Gary M. Wisniewski, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Poonam R. Bery, and Rakesh Bery, wife and husband,** 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 all of Lot No. 13A, on the Final Plat, Park Place Subdivision, Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, 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 Gary M. Wisniewski by Warranty Deed dated September 21, 2004 of record in Instrument No. 20040923-0115083, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Master Deed and By-Laws of record in Instrument No. 20010214-0014161as re-recorded in Instrument No. 20010702-0069590 and in Instrument No. 20011019-0114191 as re-recorded in Instrument No. 20011212-0136927; Tennessee Valley Authority Easement of record in Deed Book 435, Page 507; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; all matters shown on plat of record in Instrument No. 20010129-0008516; 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.

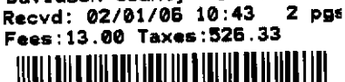
Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

unimproved ☐

This is improved ☒ property, known as 414 Yosemite Court, Antioch, TN 37013
(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 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.

Davidson County DEEDWARR
Recvd: 02/01/06 10:43 2 pgs
Fees:13.00 Taxes:526.33



20060201-0012396

**Witness my/our hand(s) this 31st day of January, 2006.**

Gary M. Wisniewski

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary M. Wisniewski, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**Witness my hand at office this 31st day of January, 2006.**

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES NOTARY PUBLIC WILSON

(seal)

**File Number: 251201388**

**RETURN TO:**

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122