Davidson County DEEDWARR
Recvd: 06/28/06 11:41 2 pgs
Fees:13.00 Taxes:1026.38
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(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,400.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

mail to:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pravin Phillip Cherukara and wife, Fiona Gabrina Cherukara

140 Sterling Oaks Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172-05-B-52

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, Jason R. Fohr and wife, Barbara J. Fohr hereinafter referred to as Grantors, hereby transfers and conveys to Pravin Phillip Cherukara and wife, Fiona Gabrina Cherukara, 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:

BEING Lot No. 52 on the Plan of Sterling Oaks, Phase 1, of record in Plat Book 8250, Page 998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description .

Being the same property conveyed to Jason R. Fohr and wife, Barbara J. Fohr by Corporate Form Warranty Deed from Pulte Homes Tennessee Limited Partnership of record in Deed Book 11735, page 430, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 8250, Page 998, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10951, Page 547 and Book 11514, page 959, Register's Office of said County.

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 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 140 Sterling Oaks Court, Brentwood, TN 37027.

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 23rd day of June, 2006.

Jason R. Fohr

Barbara J. Fohr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jason R. Fohr and Barbara J. Fohr , with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 23rd day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

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