WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/06 09:34 3 pg
Fees:18.00 Taxes:347.43

20060908-0111241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAUL F. SORRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Bush Jr.	William T. Bush Jr.	149-08-0-A-116.00 CO
(NAME)	(NAME)	
116 Davenport Drive	116 Davenport Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, Baljit Baidwan and Raman Baidwan, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Bush, Jr., 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. 116 on the Plan of the Davenport Condominiums of record in Book 6250, page 807, and Book 6900, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BALJIT BAIDWAN AND RAMAN BAIDWAN, HUSBAND AND WIFE, by deed from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., of record as Instrument No. 20060214-0017582, dated February 6, 2006, said Register's Office.

This conveyance is subject to: 2006 property taxes, a lien but not yet due and payable; all Matters shown on the Plan of record in Book 6250, page (s) 807, and Book 6900, page 22; Master Deed of record in Book 6935, page 333, as amended in Book 7247, page 311, and Book 8630, page 466; TVA Easement of record in Book 6555, page 157; Right of Way Easements of record in Book 3617, page 399, and Book 4575, page 612; Sewer Easement of record in Book 4207, page 52, Book 5394, page 277, and Book 7240, page 689; and Repair and Maintenance Easement of record in Book 6249, page 557, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 116 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 31st day of August, 2006.

Baljit Baidwan

Raman Baidwan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Baljit Baidwan and Raman Baidwan, the within named bargainors, 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 and official seal at Office, this 31st day of August, 2004

Notary Public

My Commission Expires 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009