(4)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2006.

Bryan D Spicer
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily A. Booker	SAME	171-03-0-B-043.00 CO
(NAME)	(NAME)	
641 Old Hickory Blvd. Unit 27		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/21/06 15:41 2 pgs
Fees:13.00 Taxes:825.10
20060921-0117401

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, **Sathish Chandra and Santhosh Chandra**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily A. Booker**, HEREINAFTER CALLED THE GRANTEE, HER 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 No. 14 on the Plan of Phase One, Section One, Townhomes of Fredericksburg, as of record in Book 9700, page 200 and re-recorded in Book 9700, page 236, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sharath Chandra, unmarried by Deed from Robert Craig Clifft and wife, Allison Hinds Clifft, of record in Instrument No. 2001 090400 95615, dated August 30, 2001, Register's Office for Davidson County, Tennessee. Sharath Chandra having since deceased on April 3, 2005. Said property now is solely vested in Sathish Chandra and Santhosh Chandra, the only heirs at law for Sharath Chandra per Affidavit of Heirship of record in Instrument No. 20060921. 0117398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors, All matters appearing on the Plan of Phase One, Section One, Townhomes of Fredericksburg of record in Book 9700, page 200 and re-recorded in Book 9700, page 236; Restrictions of record in Book 10126, page 435, Book 10224, page 683, Book 10628, page 517, Book 10895, page 778, and Instrument No. 2000 071800 70558 and Instrument No. 2005 070500 76596; Charter of record in Book 10126, page 430; All of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Blvd. Unit 27, Brentwood, TN 37027

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 19th day of September, 2006.

Sathish Chandra by
Sathish Chandra
By: John R. Buhrman, Atty-in-Fact
John R. Buhrman, Atty-in-fact

Santhosh Chandra by
Santhosh Chandra
By: John R. Buhrman, Atty-in-Fact
John R. Buhrman, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John R. Buhrman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Sathish Chandra and Santhosh Chandra, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Sathish Chandra and Santhosh Chandra, the within named bargainors by the said John R. Buhrman as such Attorney-in-Fact.

Witness my hand and official seal at Chattanooga, Tennessee, this 19th day of September, 2006.

SHARON D. KING
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Sharon D. King
Notary Public

My Commission Expires: