Davidson County DEEDWARR
Recvd: 09/27/06 13:19 2 pgs
Fees:13.00 Taxes:773.30

20060927-0119618

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0608-34024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Carrie Tisdale
Affiant

Subscribed and sworn to before me, this 14th **day of September, 2006.**

Notary Public
My commission expires: 7-2-10

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michelle Nipp	New Owner	172-03-0-A-039.00CO
1212 Pineview Lane		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vijay P. Ramcharan, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michelle Nipp, unmarried, hereinafter called the Grantees, their successors 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. 39, on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Pages 498-499, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Vijay P. Ramcharan by deed from Vijay P. Ramcharan and wife Vidantee Ramcharan and Reya Siewnarine, dated December 30, 2002, recorded January 14, 2003, of record in Instrument No. 20030114-0005512, Register's Office for Davidson County, Tennessee.
>
> Vidantee Ramcharan, wife of Vijay P. Rancharan, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.
>
> 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.
>
> This property is improved property known as 1212 Pineview Lane, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of September, 2006.

Vijay P. Ramcharan

Vidantee Ramcharan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vijay P. Ramcharan and Vidantee Ramcharan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of September, 2006.

Karen Colbert
State of Tennessee at Large

My Commission expires: 7-24-2010

