WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-22-08

(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Habib	CTX MORTGAGE	Map 62-02-O-A
(NAME)	(NAME)	
2917 Riverbend Drive	801-94th Avenue North	Parcel 229.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	St. Petersburg, FL 33702	
(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, **SURENDRA K. KASHYAP AND WIFE, LINDA M. KASHYAP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE HABIB AND JANET G. SAMAHODY,** 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:

EL

** Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of River Trace Estates, Phase I, Section 4 & 5, of record in Plat Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Surendra K. Kashyap and Linda M. Kashyap, husband and wife, by deed from Fox Ridge Homes, Inc., F/K/A NVR Fox Ridge, Inc., of record in Instrument #20000114-0005294, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 409, said Register's Office; (c) restrictive covenants of record in Book 6851, page 370 and book 6982, page 747, said Register's Office; (d) easements of record in Book 1163, pages 341 and 342, Book 2022, page 83 and Book 3959, page 595, said Register's Office; and (e) Open Space easement to Homeowners Association of record in Book 7907, page 168, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/04/06 10:00 2 pg
Fees:13.00 Taxes:536.50

20061004-0122848

unimproved ☐

This is improved ☒ property, known as 2917 Riverbend Drive, Nashville, Tennessee 37214

(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 23 day of September, 2006.

Surendra K. Kashyap

Surendra K. Kashyap

Linda M. Kashyap

Linda M. Kashyap

STATE OF ILLINOIS
COUNTY OF Dupage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Surendra K. Kashyap and Linda M. Kashyap, the bargainor, 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 Naperville, Illinois this 23rd day of September, 2006.
City

Commission expires:
4-8-07

OFFICIAL SEAL
DIANA L. MARTEL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr. 8, 2007

Diana L. Martel
Notary Public
(seal)

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067