BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO: WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christiana Alexander-Ahuja	Wells Fargo	117-9-A-13CO
(NAME) 13 Foxhall Close	(NAME) P. O. Box 5137	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Des Moines IA 50306	
(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, **Fred P. Pancoast and wife, Carolyn A. Pancoast**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christiana Alexander-Ahuja and husband, Randhir Ahuja**, 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 Lot No. 13, on the Plan of Foxhall Close, of record in Book 4860, page 46, amended in Book 5005, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Fred Pancoast and wife, Carolyn Pancoast by deed from Georgia Burton, unmarried of record in Instrument No. 20010501-0043758 Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
Restrictive Covenants of Record in Book 4954, page 586; Book 5792, page 781; Book 5832, page 378 and Book 5875, page 873.
The Plan of Record in Book 4860, page 46
A Shared Driveway easement of record in Book 6877, page 192
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **13 Foxhall Close, Nashville, TN 37215**
(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 25th day of October, 2006.

Fred P. Pancoast

Carolyn A. Pancoast

Davidson County DEEDWARR
Recvd: 10/27/06 12:29 2 pgs
Fees:13.00 Taxes:2329.15

20061027-0133545

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred P. Pancoast and wife, Carolyn A. Pancoast, the 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 Nashville, Tennessee this 25TH DAY OF OCTOBER, 2006.

Commission expires:



Notary Public