WARRANTY DEED

(1)

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meko D. Davis	Meko D. Davis	149-08-0-A/102.00CO
(NAME)	(NAME)	
102 Davenport Drive	102 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 and Raman Baidwan** married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meko D. Davis and Luverta Alexander, both unmarried**, 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 102 on the plan of Davenport Condominium of record in plat Book 6900, page 22 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description there of.

Being the same property conveyed to Baljit Baidwan and wife Raman Baidwan from Amsouth Bank by Deed dated December 2nd, 2005 and filed for record in Instrument No. 200512050146047 Register's Office of Davidson County, Tennessee. Also being the same property previously conveyed to Amsouth from Mary Risner by deed dated June 2nd 2005 and filed for record in Instrument No. 200506210070894 Register's Office of Davidson County, Tennessee. And being previously conveyed to Mary Risner from Davenport Associates dated January 5th, 1993 and filed for record in Book 8835, page 307 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in plat Book 6900, page 22 Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated between the parties

unimproved ☐

This is improved ☒ property, known as 102 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 27th day of October, 2006.

Davidson County DEEDWARR
Recvd: 11/01/06 12:33 2 pgs
Fees:13.00 Taxes:351.50
20061101-0135696

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, the within named Baljit and Raman Baidwan the bargainor (s), 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 27th day of October, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

