WARRANTY DEED

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/07/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tami M. Lincoln	First Horizon Home Loans	~~149-8197~~
(NAME)	(NAME)	
620 Alison Court	1555 W. Walnut Hill Ln # 200	149-8-197.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Irving, TX 75038	
(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, Manish Kharat, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tami M. Lincoln, 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: #26-B, on the Plan of Revised Zone Lot Division Lot: #10-16 and #18-43, Edge-O-Lake, Section: #21, of record in Book 6900, Page 256, Register's Office for Said County.

Said Lot: #26-B, Fronts 15.15 feet on the northerly margin of Allison Court and extends back 213.52 feet on the southwesterly line, which is a broken line, and 146.30 feet on the easterly line to a dead line in the rear, measuring 129.47 feet thereon

Being the same property conveyed to Manish Kharat, a married man, by Substitute Trustee's Deed dated November 22, 2003, from Transunion Settlement Solutions, Inc., as of record in Instrument No. 20060609-0068692, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John D. Hosse and wife, Linda A. Hosse, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 7344, Page 580, Register's Office of Davidson County, Tennessee.

Puja Kadolkar joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 620 Alison Court, 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.

Davidson County DEEDWARR
Recvd: 12/20/06 10:44 3 pgs
Fees:18.00 Taxes:340.03
20061220-0156665

Witness my hand this 29th day of November, 2006.

Manish Kharat

Puja Kadolkar

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 Manish Kharat, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2006.

Commission expires: November 14, 2009

Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Puja Kadolkar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2006.

Commission expires: November 14, 2009

Notary Public

Witness my hand this _____ day of November, 2006.

Manish Kharat

Puja Kadolkar

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 Manish Kharat, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this _____ day of November, 2006.

Commission expires: November 14, 2009

Notary Public

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Puja Kadolkar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2006.

Commission expires: November 14, 2009

JAIME GREEN
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

Exp 9.23.09

Notary Public