(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 14:44 2 pgs
Fees:13.00 Taxes:2553.00
20070306-0027803

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2007.

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: July 20, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jasminder Singh & Rajvinder Gill	Same	158-82.00
(NAME)	(NAME)	
1829 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Meghar Grewal and Rakesh Rathee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jasminder Singh, a married man Rajvinder Gill, a married man,** 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 1, LAURELWOOD, as shown on plat of record in Plat Book 4460, Page 121, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mandeep S. Grewal and Rakesh Rathee by Deed from Carole A. McDonald, of record in Instrument No. 20051007-0121596, dated September 30, 2005, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed in Instrument No. 20070306-0027802, where as Mandeep S. Grewal conveyed his one-half undivided interest in the subject property to Maghar Grewel.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4460, page 121; restrictions of record in Book 4695, page 232, and in Book 11401, page 171; Easement for Sanitary Sewer/Storm Drainage of record in Book 7814, page 383; all of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN OCCUPIED AS THE GRANTORS PRINCIPAL RESIDENCE.

unimproved ☐

This is improved ☒ property, known as 1829 Old Hickory Blvd., Brentwood, TN 37027

(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 2nd day of March, 2007.

Meghar Grewal

Rakesh Rathee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Meghar Grewal and Rakesh Rathee**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of March, 2007.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires: