File No. 280300108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Lindsay Clone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2008.

Tonja Barnes
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

TONJA BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunit K. Saha	NEW OWNER	150-07-0-322.00
(NAME)	(NAME)	
3424 Country Ridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Richard E. Edman and wife, Janis L. Edman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sunit K. Saha and Daryl L. Saha, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 247 on the Plan of The Country, Section 6-B, record in Book 5200, pages 741 and 742, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard E. Edman and wife, Janis L. Edman by Deed from Randall Phillips Builders, Inc. of record in Deed Book 6594, page 941, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 5200, Pages 741 and 742, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5449, Page 535 and Book 5506, page 561, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3424 Country Ridge Drive, Antioch, TN 37013
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 03/14/08 08:38 2 pgs
Fees:13.00 Taxes:518.00
20080314-0025904

Witness my/our hands this 7th day of March, 2008.

Richard E. Edman

Janis L. Edman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Richard E. Edman and wife, Janis L. Edman, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 7th day of March, 2008.

Commission expires:

Notary Public

File Number: 280300108

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

11/8/04

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds