Davidson County DEEDWARR
Recvd: 06/02/08 15:34 2 pg
Fees:13.00 Taxes:854.70

20080602-0056092

WARRANTY DEED

RW-08-7125

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manik Paul	Manik Paul	
7125 Still Springs Hollow Drive	(NAME) 7125 Still Springs Hollow Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	128-16-A-42 CO
(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, we TRENT M. HARRIS AND WIFE, AMY H. HARRIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MANIK PAUL AND MINU SREE PAUL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 36, STILL SPRING HOLLOW, SECTION 3, PHASE 1, as shown on plat of record in Plat Book 9700, Page 484, 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 Trent M. Harris and wife, Amy H. Harris by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation and Oakland Investments Ltd., a Delaware corporation, recorded on the 6th day of March, 2002 in Instrument No. 20020306-0028182, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 9700, Page(s) 484; Book 7963, Page 400, amended in Book 8179, Page 464; Book 8294, Page 40; Book 7930, Page 909; Book 9740, Page 971 and Instrument Nos. 20010925-0103587, 20010925-0103588, 20010925-0103589 and 20010925-0103590; Instrument No. 20010710-0073480; Instrument Nos. 20020103-0001057 and 20030220-0022601, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7125 Still Springs Hollow Drive, Nashville, Tennessee 37221
(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), their 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), 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 my/our hand(s) this 30th day of May, 2008.

Trent M. Harris

Amy H. Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trent M. Harris and Amy H. Harris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530