Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Devesh Ramachandramurthy	Countrywide Bank, FSB	173-09-0-B-056.00CO
2213 Alteras Drive	P O Box 660694	
Antioch, TN, 37013	Dallas TX 75266	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Harmony Home Builders, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Devesh Ramachandramurthy and Varalakshmi Jhingade, Husband and Wife, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Land in Davidson County, Tennessee, Being Lot No. 201 on the Plan of SECTION TWO, BARNES COVE, of record as Instrument No. 20040604-0065966, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harmony Home Builders, LLC, by Substitute Trustee's Deed from First Tennessee Bank, N.A., dated April 11, 2008, of record as Instrument No. 20080428-0042878, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **2213 Alteras Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belongong to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, execpt as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, seccessors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **29th** day of **August, 2008.**

Harmony Home Builders, LLC

By: **James E. Carden, III**
It's **Member**

Davidson County DEEDWARR
Recvd: 09/02/08 13:45 2 pgs
Fees:13.00 Taxes:1017.50
20080902-0089667

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James E. Carden, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Harmony Home Builders, LLC,** the within named bargainor, a Limited Liability Company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Member**.

Witness my hand and Notarial Seal this the **29th** day of **August, 2008**.

Notary Public

My Commission Expires:

A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012