Davidson County DEEDWARR
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20080916-0094589

File No. 280800963

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Brian Bush	R. Brian Bush	173.04-0A-187.00CO
(NAME) 4904 Alexis Drive	(NAME) 4904 Alexis Drive	
(ADDRESS) Antioch, TN 37013	(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, We, Ajit Chauhan and wife, Hema A. Chauhan, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto R. Brian Bush and wife, Terri M. Bush, hereinafter called the grantee(s), 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 No. 187 on the Plan of Subdivision for Phase 1, of Oak Highlands, which Plan is of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ajit Chauhan and wife, Hema A. Chauhan, by warranty deed from Yazdian Construction Co., Inc., a Tennessee corporation, of record in Book 11150, page 986, Register's Office for Davidson County, Tennessee, dated October 7, 1998.

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 432, Register's Office of said County.

Restrictions of record in Book 7350, page 24, Book 7367, page 587, and Book 8765, page 77, said Register's Office.

By-Laws of record in Book 8765, page 90, said Register's Office.

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 4904 Alexis 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), 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 hands this 12th day of September, 2008.

Ajit Chauhan

Hema A. Chauhan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ajit Chauhan and Hema A. Chauhan, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/12/2008.

Witness my hand at office this 12th day of September, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280800963

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

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but could not be reproduced.

Bill Garrett
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