Davidson County DEEDWARR
Recvd: 11/03/08 09:17 2 pgs
Fees:13.00 Taxes:1424.50
20081103-0109002

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of October, 2008 by and between **Christopher Riddle and wife, Holly Riddle**, hereinafter referred to as GRANTOR, and **Siddharth Pratap and Sanju M. Pratap, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Revision One, Section One, Brentwood Chase of record in Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This Conveyance is Subject to the Following:

1) Declaration of Brentwood Chase Community of record in Instrument No. 20000531-0053798, and amended in Instrument NO. 20000831-0086366, Register's Office for said County
2) Declaration of Covenants and Restrictions of record in Instrument No. 20020308-0029531, Register's Office for said County
3) Community Association Charter of record in Instrument No. 20005224-0051842, Register's Office for said County
4) Conveyance of Open Space of record in Instrument No. 20010208-0012529, Register's Office for said County
5) Easement in Favor of the State of Tennessee of record in Book 7902, page 389, Register's Office for said County
6) Water Main Easement of record in Book 8371, page 320, Register's Office for said County
7) Stormwater Detention Agreements of record in Book 11115, page 281 and Book 11115, page 286, Register's Office for said County
8) All matters appearing on the plan of Revision One, Brentwood Chase, Section One, of record in Book 9700, Page 936-941 the Register's Office for said County.

Being the same property conveyed to Christopher Riddle, unmarried and Holly Ray, unmarried by Warranty Deed from Encore Construction, Inc. a Tennessee corporation dated October 25, 2002 and recorded October 30, 2002 of record in Instrument NO. 20021030-0132765, Register's Office for Davidson County, Tennessee. Holly Ray has since married and is now known as Holly Riddle.

This is [X]improved [ ]unimproved property known as: **6041 Brentwood Chase, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Christopher Riddle

Holly Riddle

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Christopher Riddle and wife, Holly Riddle, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of October, 2008.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Siddharth Pratap and Sanju M. Pratap
6041 Brentwood Chase, Brentwood, TN 37027

Send Tax Statements to: New Owner
6041 Brentwood Chase Drive
Brentwood, TN 37027

Map & Parcel 160.16-OB-076.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $385,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of October, 2008.

Notary Public

My Commission Expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

~~Land~~ Title South, Inc.
3326 ~~Aspen Grove~~ Drive, Suite 400
~~Franklin~~, TN 37067

28-1-333

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027