BILL GARRETT, Davidson County
Trans:T20090081981 DEEDWARR
Recvd: 12/03/09 13:06 3 pgs
Fees:18.00 Taxes:1258.00
20091203-0110908

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November 2009.

Notary Public
My commission expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25

Address of New Owner:	Send Tax Bills to:	Tax Information
Jaswinder P. Singh 1316 Wexford Downs Nashville TN 37211	New Owner	172140A11900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christopher Hart and wife Heather Hart hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jaswinder P. Singh 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Tree, Wexford Downs of record in Instrument No. 200008100079246, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather Hart and Christopher Hart, husband and wife, by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation in Instrument No. 20010503-0045891, dated April 27, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Wexford Downs, Section 3 of record in Instrument No. 2000080100079246, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10292 page 51, and amended in Book 10792, page 822, and Instrument No. 20000810-0079498 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Wexford

Downs Homeowner's association of record in Book 10500 Page 444

This property is improved property known as 1316 Wexford Downs, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of November, 2009.

Christopher Hart

Heather Hart by Christopher Hart Atty in-fact
Heather Hart, by Christopher Hart
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2009.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

3-29-11

My Commission expires: 3/29/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2009, before me personally appeared Christopher Hart to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heather Hart acknowledged that such person executed the same as the free act and deed of Heather Hart.

Notary Public

My Commission expires 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06327