WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018431 DEEDWARR
Recvd: 03/30/10 10:39 2 pgs
Fees:13.00 Taxes:691.90
20100330-0023581

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-2011
(AFFIX SEAL)

FAMILYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy W. Crossland	Access National Mortgage	Map 142-10-B Parcel 14.00 CO
(NAME)	(NAME)	
427 Belle Pointe Drive	1800 Robert Fulton Drive Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Brij M. Gupta and wife Nirmal Gupta , married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy W. Crossland and husband Joshua E. Crossland ,** hereinafter called the GRANTEE, **his/her** 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. 14, on the Plan of Resubdivision of Lots 13, 14, & 15 Belle Pointe, Phase I, a Planned Unit Development, of record in Plat Book 8250, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brij M. Gupta and wife, Nirmal Gupta by deed dated December 8, 1993 from Barry Construction Company, of record in Book 9181, page 733, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as **427 Belle Pointe Drive , Nashville, TN 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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of March, 2010.

Brij M. Gupta by Gaile Osburn
Brij M. Gupta BY: Gaile Osburn, His Attorney in Fact Attorney in-Fact

Nirmal Gupta by Gaile Osburn, Attorney-in-Fact
Nirmal Gupta BY: Gaile Osburn, Her Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26th day of March, 2010, before me personally appeared **Gaile Osburn** to me known to be the person who executed the foregoing instrument in behalf of **Brij M. Gupta as his Attorney in Fact**, and acknowledged that he executed the same as the free act and deed of the said **Brij M. Gupta**.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of March, 2010.

Notary Public

My Commission Expires: July 25, 2011

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26th day of March, 2010, before me personally appeared **Gaile Osburn** to me known to be the person who executed the foregoing instrument in behalf of **Nirmal Gupta as her Attorney in Fact**, and acknowledged that he executed the same as the free act and deed of the said **Nirmal Gupta.**

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of March, 2010.

Notary Public

My Commission Expires: July 25, 2011

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011