THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29599-06-2010** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $766,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Kamal Saggi and Rupinder Saggi 3438 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** Fidelity Bank dba Fidelity Bank Mortage 3 Corporate Square, Ste. 700 Atlanta, GA 30329	**Tax Information:** Map and Parcel No.: 117 070 20000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel P. Piper and wife, Stacy L. Piper**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kamal Saggi and wife, Rupinder Saggi** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3438 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of July, 2010.

Daniel P. Piper

Stacy L. Piper by Daniel P. Piper

Stacy L. Piper
BY: Daniel P. Piper, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20100045906 DEEDWARR
Recvd: 07/27/10 11:38 3 pgs
Fees:18.00 Taxes:2834.20

20100727-0058850

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel P. Piper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, **Daniel P. Piper**, with whom I am personally acquainted, and who acknowledged that he executed the with instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Stacy L. Piper**, and is authorized by the said **Stacy L. Piper** to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of July, 2020.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

*Noel's

Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plan of A Resubdivsion of Lots 195, 220 & 221 on The North Part of ~~Newell's~~ Subdivision of Watkins Grove as of record in Plat Book 9700, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel P. Piper and wife, Stacy L. Piper by deed dated 12/19/02 from Charles Richard Roselle and wife, Mary Lea ~~Roselle~~ of record in Instrument No. 20030107-0002635, Register's Office for Davidson County, Tennessee. **Roselle

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 9700, page 12, Register's Office for Davidson County, Tennessee.