03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076158 DEEDWARR
Recvd: 12/02/10 15:22 2 pgs
Fees:13.00 Taxes:1187.70

20101202-0096177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2014

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bhupinder S. Sood	PRIMELENDING	115-08-0-025.00
(NAME)	(NAME)	
729 Bresslyn Road	18111 PRESTON RD., #900	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	DALLAS, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bernard Roussueau and wife, Alicia C. Rousseau, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bhupinder S. Sood and wife, Parveen Sood, HEREINAFTER CALLED THE GRANTEES, 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(s) 77, as shown on the map entitled the Plan of Brook Meade, Section IV, of record in Plat Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BERNARD ROUSSEAU AND WIFE, ALICIA C. ROUSSEAU, by deed from DARRYL W. THOMPSON, JR. AND WIFE, MEREDITH LYNN THOMPSON, of record as Instrument No. 20050321-0030402, dated March 14, 2005, said Register's Office.

This conveyance is subject to: 2010 property taxes which are due and payable, but not yet delinquent; all matters appearing on the Plan of Brook Meade, Section IV, of record in Plat Book 2133, page 93, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 729 Bresslyn Road, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of November, 2010.

Bernard Rousseau

Alicia C. Rousseau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernard Rousseau and wife, Alicia C. Rousseau, the within named bargainor, 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 and official seal at office, this 29th day of November, 2010.

Notary Public

My Commission Expires: 5/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.