WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5/22/2014

(AFFIX SEAL)

SUMNER COUNTY TRUDY MILLER STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kurt M. Schlachter	Prime Lending	172-05-0B-151.00
(NAME)	(NAME)	
5948 Westheimer Drive	18111 Preston Rd #900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110025694 DEEDWARR
Recvd: 05/02/11 11:37 2 pgs
Fees:13.00 Taxes:947.20
20110502-0033344

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Vinod M. Tekkam and Shilpa Vinod Tekkam, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kurt M. Schlachter and Lisa D. Schlachter, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 37, on the Final Plat for Sterling Oaks, Phase III, as shown by plat appearing of record in Instrument No. 20001122-0115320, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Vinod M. Tekkam and Shilpa Vinod Tekkam, husband and wife by Warranty Deed dated September 30, 2002, from Pulte Homes Tennessee, Limited Partnership and filed for record on October 8, 2002, in Instrument No. 20021008-0122549, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20001122-0115320, Register's Office of said County.

Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easement of record in Book 7121, Pages 177, 181 & 185, Book 7250, Page 761 and Book 7573, Page 231, Register's Office for said County.

Grant of TVA Transmission Line Easement as shown of record in Book 1174, Page 37, Register's Office for said County.

Bellsouth Telecommunications, Inc. Easement of record in Instrument No. 20010824-0091876, Register's Office for said County, .

Restrictive Covenants of record in Instrument No. 20001214-0123042, Register's Office for said County,

Charter of the Sterling Oaks Homeowner's Association, Inc. of record in Instrument No. 20001214-0123041, Register's Office for said County, .

QuitClaim Deed to the Sterling Oaks Homeowner's Association, Inc. of record in Instrument No. 20050510-0052774, Register's Office for said County,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5948 Westheimer Drive, Brentwood, TN 37027
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28 day of April, 2011.

Vinod M. Tekkam

Shilpa Vinod Tekkam

State of Georgia
County of DeKalb

Personally appeared before me Vinod M. Tekkam and Shilpa Vinod Tekkam, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public
My Commission Expires September 14th, 2012

My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027