BILL GARRETT, Davidson County
Trans: T20110044780 DEEDWARR
Recvd: 07/25/11 11:26 2 pgs
Fees: 13.00 Taxes: 1036.00

20110725-0056704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Larisa K. Hellgren
Affiant

Subscribed and sworn to before me, this 22ND DAY OF JULY, 2011

Mary Burdette
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

BIRTHRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larisa K. Hellgren, a married person	Wells Fargo Bank, N.A. (NAME)	01507000300
2910 Morgan Road (ADDRESS)	10401 Deerwood Park Blvd. (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Jacksonville, TN 322560505 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Vijay Ramcharan and wife, Vidantee Ramcharan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larisa K. Hellgren, a married person, hereinafter called the Grantees, their heirs and assigns, that 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. 3 WINTERS SUBDIVISION, OF RECORD IN PLAT INSTRUMENT NO. 200409270115999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE PROPERTY DESCRIPTION. SCRIVENER'S AFFADAVIT OF RECORD BY INSTRUMENT NO. 20060419-0044609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO CORRECT LEGAL DESCRIPTION ON PRIOR DEED.

BEING THE SAME PROPERTY CONVEYED TO VIJAY RAMCHARAN AND WIFE, VIDANTEE RAMCHARAN BY DEED FROM E. WAYNE WINTERS, TRUSTEE, DATED 09/30/04 AND RECORDED 10/05/04 IN BOOK 119, PAGE 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2910 Morgan Road, Joelton, TN 37080
(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 my/our hand(s) this 22nd day of July, 2011.

WARRANTY DEED
(Continued)

Vijay Ramcharan

Vidantee Ramcharan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vijay Ramcharan and wife, Vidantee Ramcharan, the herein bargainor(s), 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, this the 21st day of July, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072