WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-1-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vijay P. Ramcharan	SWBC Mortgage Corporation	181-03-0A-189.00co
(NAME)	(NAME)	
7125 Calderwood Drive	213 Overlook Circle, Suite A-4	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, H. Wayne Myers and wife, Monica Myers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vijay P. Ramcharan and Vidantee P. Ramcharan, husband and wife, 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 No. 189, on the Plan of Indian Creek Estates, Section 3, as shown on plat of record in Plat Book 9700, Page 817, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to H. Wayne Myers and wife, Monica Myers, by Warranty Deed from Associates Relocation Management Company, Inc., recorded on the 27th day of November, 2000, in Instrument No. 20001127-0115879, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 10752, Page 553 and Instrument No. 20000727-0074152, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of H. Wayne Myers pursuant to a Power of Attorney executed by same on the 7th day of July, 2011, and being filed for record simultaneously herewith.

BILL GARRETT, Davidson County
Trans:T20110045087 DEEDWARR
Recvd: 07/26/11 09:49 2 pgs
Fees:13.00 Taxes:573.50
20110726-0057040

unimproved ☐

This is improved ☑ property, known as 7125 Calderwood Drive, Antioch, TN 37013

(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 22nd day of July, 2011.

H. Wayne Myers

H. Wayne Myers
By: _____
Monica Myers, His Attorney-in-Fact

Monica Myers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 22nd day of July, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Monica Myers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of July, 2011, before me personally appeared Monica Myers, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said H. Wayne Myers.

Witness my hand and official seal at Brentwood, Tennessee.

Notary Public

My Commission Expires: _____

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015