WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2001

Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah M. Parrish Vijayta Joyti Ramgopal	Clear Point Funding, Inc.	128-3-A-11CO
(NAME) 500 Cedar Forest Court	(NAME) 4 Technology Drive, Suite 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Westborough, MA 01581	
(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, **Angela P. Branson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Micah M. Parrish and Vijayta Joyti Ramgopal, 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. 11 on the Plan of Cedar Forest, First Revision, as of record in Book 6900, Page 383, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela P. Branson by Warranty Deed and Irrevocable Durable Power of Attorney from Richard Rives and wife, Kristine Rives in Instrument No. 20010925-0103786, Register's Office for Davidson County, Tennessee. Thereafter, Jeffrey Branson, former husband of Angela P. Branson, executed a Quitclaim Deed to Angela P. Branson for the purpose of conveying such marital interest, if any, that he may have had in the property, said Quitclaim Deed being of record in Instrument No. 20040205-0014366 in said Register's Office.

Such matters include the following:
Taxes for the 2012 and subsequent years
Declaration of Covenants, conditions and restrictions of Cedar Forrest contained in the instrument(s) of record in Book 6925, page 751, and amended in Book 7163, page 686, said Register's Office.
By-Laws of Cedar Forest Homeowners Association contained in the Instrument of record in Book 6925, page 771, said Register's Office.
Agreement for Dedication of Easements for Sanitary Sewers to Harpeth Valley Utilities District of record in Book 5222, page 726.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **500 Cedar Forest Court, Nashville, TN 37221**
(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.

BILL GARRETT, Davidson County
Trans:T20110080437 DEEDWARR
Recvd: 12/20/11 10:52 2 pgs
Fees:13.00 Taxes:529.10
20111220-0099213

Witness my hand this 15th day of December, 2001.

Angela P Branson

Angela P. Branson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela P. Branson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF DECEMBER, 2001.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public