THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120040098 DEEDWARR
Recvd: 06/01/12 08:27 2 pgs
Fees:13.00 Taxes:777.00
20120601-0047372

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tua Chaudhuri Bultje and Galen Lee Bultje 1526 Ferguson Avenue Nashville, Tennessee 37212	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	117-08-0-118.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GAUTAM CHAUDHURI and spouse, MINU CHAUDHURI**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **TUA CHAUDHURI BULTJE and spouse, GALEN LEE BULTJE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the west part of Lot 159. on the Map of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79.5 feet on the north side of Ferguson Street or Avenue and runs back between lines, 152 feet on the east line and 155.5 feet on the west line, along the east margin of a 12-foot alley that was cut off the rear pans of Lots Nos. 160 and 161 of said plan, to another alley in the rear, which it measures 49.4 feet.

Being the same property conveyed to Gautam Chaudhuri and spouse, Minu Chaudhuri by Warranty Deed from William D. Hawley, Jr. and spouse, Paula Hawley, of record in Book 8745, page 490, dated 9/30/1992, Register's Office for Davidson County, Tennessee.

This is improved property known as **1526 Ferguson Avenue, Nashville, Tennessee 37212** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **30th** day of **May, 2012**:

5/30/12
Gautam Chaudhuri

5/30/12
Minu Chaudhuri

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GAUTAM CHAUDHURI and MINU CHAUDHURI**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of May, 2012:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $210,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF MAY, 2012:

Notary Public

My Commission Expires: 6.3.14

