WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30637
(Davidson County File Box 9-B)

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Macrae Calhoun and Ramnarayan Ramachandran	New Owner	117-16-0 224.00
(NAME) 1210 Grandview Drive	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Brian S. Carter and wife, Angela C. Carter**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barbara Macrae Calhoun and Ramnarayan Ramachandran, wife and husband**, 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. 4, Block "M" on the Plan of Maplehurst, of record in Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian S. Carter and wife, Angela C. Carter, by quitclaim deed from Brain Carter dated 4/27/11 of record in Instrument No. 201105100035904, Register's Office of Davidson County, Tennessee. The said Brian Carter, unmarried having been conveyed to property by Warranty Deed dated 3/31/05 from Rosanna W. Pearson, a single woman of record in Instrument No. 20050401-0035793, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1210 Grandview Drive, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20120047904 DEEDWARR
Recvd: 06/29/12 08:31 2 pgs
Fees: 13.00 Taxes: 1591.00

20120629-0057042

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, has 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 **28th** day of **June, 2012**

Brian S. Carter

Angela C. Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Brian S. Carter and wife, Angela C. Carter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2012**

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

My commission expires: _____