WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065599 DEEDWARR
Recvd: 08/31/12 14:12 2 pgs
Fees:13.00 Taxes:434.75

20120831-0079061

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Ben S. Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben S. Murray	U.S. Bank National Association	13409002300
(NAME)	(NAME)	
3533 Donna Kay Dr.	3180 Rider Trail S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(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, **Mipal K. Khurana and wife, Sudha Khurana**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben S. Murray, a single man**, 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. 43, Section 2, Addition to Greenwood Hills, , as shown on plat of record in Plat Book 5200, Page 62, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Mipal K. Khurana and wife, Sudha Khurana by Warranty Deed from Daniel P. Connely and wife, Sheila G. Connely, dated November 14, 1985, filed of record on November 18, 1985, in Book 6711, Page 85, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 5200, Page 62, in the aforesaid Register's Office; and the 2012 County Taxes.

unimproved ☐

This is improved ☒ property, known as 3533 Donna Kay Dr., Nasvhille, TN 37211
(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 10th day of August, 2012.

Mipal K Khurana
Mipal K. Khurana

Sudha Khurana
Sudha Khurana

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mipal K. Khurana and wife, Sudha Khurana, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2012.

Commission expires:
5/17/2014

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public