Box 29

BILL GARRETT, Davidson County
Trans:T20120071903 DEEDWARR
Recvd: 09/24/12 15:18 2 pgs
Fees:13.00 Taxes:848.78
20120924-0086709

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hermitage, TN 37076
File No. 12-422D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$220,000.00~~ 229,400.00

Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st **day of September, 2012.**

Notary Public
Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Muneer Chowdhury
8024 Charlotte Pike
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
12700002000

WARRANTY DEED

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, I,

Lisa C. Buckley-Bauman, married

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Muneer H. Chowdhury and wife, Tanuja A. Chowdhury

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 lying in the Ninth, formerly the 14th Civil District of Davidson County, Tennessee, and being the westerly half of a 20 ACRE tract formerly owned by J. C. Hows and O. W. Hows, jointly and described according to a survey made by S. H. Hutchison, as follows:

Beginning at an elm on the north margin of Buffalo Creek Road, said elm being in the east margin of John Lovell Property; and running thence with the northern margin of said Road North 74 3/4 deg East 10 1/2 poles to a small elm; thence North 12 deg West, surface measure, 130 1/2 poles, more or less, to the original O.D. Elkins; south boundary line at a planted stone with the small hickory pointer; thence South 88 3/4 deg West 13.90 poles to the East boundary of the Joe Lovell Place at 2 chestnuts; thence South 6 1/2 deg West 1 3/4 poles with Lovell's east line to a chestnut stump; thence south 13 deg East with Lovell's line 128.78 poles to the beginning, containing ten acres, more or less.

Being the same property conveyed to Lisa C. Buckley, unmarried by Warranty Deed dated July 25, 2007 from Richardson Investments, LLC, and filed of record on July 31, 2007 in Instrument No. 20070731-0090881, Register's Office for Davidson County, Tennessee. The said Lisa C. Buckley, by virtue of marriage, now known as Lisa C. Buckley-Bauman.

Steven Bauman joins in this conveyance with consent of granting spouse, to convey any marital interest he may have, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **8024 Charlotte Pike, Nashville, TN 37221**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 21 **day of September, 2012.**

Lisa C Buckley Bauman
Lisa C. Buckley-Bauman

Steven Bauman by Lisa C Buckley Bauman, his attorney in fact
Steven Bauman by Lisa C. Buckley Bauman, his Attorney in Fact

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 **Lisa C. Buckley-Bauman** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this 21st **day of September, 2012**

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

2 n C
Notary Public
Commission Expiration: 4/20/15

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 **Lisa C. Buckley Bauman** 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 on behalf of **Steven Bauman** and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument No 20120924-0086708 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 21st **day of September 2012.**

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

2 n C
Notary Public
My Commission Expires: 4/20/15