WARRANTY DEED

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF APRIL, 2013.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J Peters	Linda J. Peters	141-06-0A-07800 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
908 Dove Ridge Circle	90 County Rd 437	Trans:T20130036548 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/02/13 12:26 2 pgs
Nashville, TN 37221	Oxford, MS. 38655	Fees:13.00 Taxes:556.85
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130502-0044324

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, I, **PARIJAT CHANDRA, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA J PETERS**, 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 55, Section 6, Poplar Ridge, as shown on plat of record in Plat Book 9700, page 571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandeep Chandra and wife, Parijat Chandra by deed from Jack T. Clark, a single man, of record in Instrument No. 20021008-0122198, said Register's Office. Sandeep Chandra and wife, Parijat Chandra conveyed their interest in said property to Parijat Chandra by Quitclaim Deed of record in Instrument No. 20021008-0122200, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 571 and Book 7900, page 150, said Register's Office; (c) restrictive covenants of record in Book 8113, page 105 and Book 10948, page 482, said Register's Office; and (d) Bylaws of record in Book 8113, page 116, said Register's Office.

Grantor warrants that the subject property has never been the marital residence of the Grantor or Grantor's spouse and as such is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 908 Dove Ridge Circle, Nashville, Tennessee 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.

Witness my hand this 26 day of April, 2013.

Parijat Chandra

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 Parijat Chandra, 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 26 day of April, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public