This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $231,875.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2013.

Notary Public
My commission expires: 3/18/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ben Anderson Flatt, Jr	Fifth Third Mortgage	181-10A-79
6780 Autumn Oaks Drive	5001 Kingsley Drive, MD 1MOB 2U	
Brentwood, TN 37027	Cincinnati, OH 45227	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KUNU KAUSHAL AND JILL KAUSHAL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEN ANDERSON FLATT, JR AND PAIGE MORRIS AND BEN ANDERSON FLATT, SR, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Being Lot No. 240 on the Plan of First Revision, Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, page 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kunu Kaushal by deed from Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3 dated May 8, 2009 of record in Instrument No. 20090601-0049694, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 6780 Autumn Oaks Drive, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day of May, 2013.

Kunu Kaushal

Jill Kaushal

BILL GARRETT, Davidson County
Trans:T20130040380 DEEDWARR
Recvd: 05/15/13 09:56 2 pgs
Fees:13.00 Taxes:857.94
20130515-0048841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kunu Kaushal and Jill Kaushal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2013.

My commission expires: 9/9/14

Notary Public

