13UN-46

**Prepared By & Return To:**
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-4062D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF May, 2013.

Notary Public

Commission Expiration 4/4/2014

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**ADDRESS OF NEW OWNER:**
**Sam B. Curry**
**5564 Saddlewood Lane**
**Brentwood, TN 37021**

**SEND TAX BILLS TO:**
**Sam B. Curry**
**5564 Saddlewood Lane**
**Brentwood, TN 37021**

**MAP-PARCEL:**
**171120A02800**

## 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, WE,

**Mridul Bajpai and wife, Smita Bajpai**

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

**Steven L. Curry and wife, Mary B. Curry and Sam B. Curry, unmarried**

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. 28 on the Plan of Section One Addition to Brelan Park at Saddlewood of record in Book 7900, page 788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Mridul Bajpai and wife, Smita Bajpai on 10/31/2002 by deed from Jindhu Qiu and wife, Qunying Zhou, filed for record on 11/12/2002 in Instrument No. 20021112-0139609, in the Register's Office for Davidson County, Tennessee.**

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.

This is improved property known as **5564 Saddlewood Lane, Brentwood, Davidson County, TN 37021.**

**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 my hand this 31 day of May, 2013.

**Mridul Bajpai**

**Smita Bajpai**

Davidson County DEEDWARR
Recvd: 06/04/13 11:14 2 pgs
Fees:13.00 Taxes:1191.40
20130604-0056251

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mridul Bajpai and wife, Smita Bajpai,** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31 day of May, 2013.

Deanna Gwyn
Notary Public

Commission Expiration: 4/14/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Dee Files Kennedy
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON