BILL GARRETT, Davidson County
Trans: T20130047022 DEEDWARR
Recvd: 06/05/13 13:29 2 pgs
Fees: 13.00 Taxes: 1285.75

20130605-0057200

G#24885-2

**WARRANTY DEED**

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

File No. R13-1240

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$347,500.00.**

Dileep S. Sachan
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2013.

Notary Public

My commission expires:
(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Dileep S. Sachan and Cheryl L. Sachan** | **"New Owners"** | **10414003300** |
| P.O. Box 128402 | | |
| Nashville, TN 37212 | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Cara Graham Hogan and Barbara Ferris Richards, as Co-Executrixes under the Last Will and Testament of Rebecca G. Ferris a/k/a Rebecca Graham Ferris**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dileep S. Sachan and wife, Cheryl L. Sachan**

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 near Nashville, in Davidson County, Tennessee, being part of Lot No. 10 on the Revised Map of H. E. Martin's Subdivision of Lot No. 18, etc., on the Map of Bransford Realty Company's Sharondale Subdivision, as described as follows:**

**BEGINNING at a point in the East margin of Linmar Avenue, sometimes called Lynmar Avenue, at an iron pin at the corner of Lot Nos. 9 and 10, said point being 137.6 feet North of an iron pin in the North margin of Woodlawn Avenue as partly established; thence, with the line between Lot Nos. 9 and 10, easterly 169.5 feet to a point in the West right-of-way line of the Tennessee Central Railroad; thence, northerly 49.7 feet to an iron pin which is 10.3 feet South of the corner of Lot Nos. 10 and 11; thence, westerly 127.00 feet to an iron pin in the original lot line between Lot Nos. 10 and 11; thence, with said lot line westerly 46.1 feet to a point, which is 3.8 feet South of an iron pin at the East margin of Linmar Avenue; thence, with the margin of the same southerly 60 feet to the BEGINNING.**

**INCLUDED in the above description, but expressly excluded from this conveyance is the following tract of land taken by the State of Tennessee of record in Book 4862, Page 848, Register's Office for Davidson County, Tennessee, description as follows:**

**BEGINNING at the point of intersection of the East right-of-way of the Tennessee Central Railroad and the South boundary of this property, said point being northwardly 141.00 feet along said right-of-way from the North margin of Woodlawn Drive; thence, along the said South boundary South 57 degrees 54 feet West 56.2 feet to a point; thence, North 24 degrees 30 feet West 53.4 feet to a point; thence, North 61 degrees 02 feet East 53.6 feet to a point; thence, South 27 degrees 32 feet East 49.7 feet to the point of BEGINNING.**

**BEING the same property conveyed to Rebecca Graham Ferris, by Warranty Deed dated June 1st, 2006, from Gary Bernard Gentry and wife, Lavergne Johnson, of record in Instrument No. 20060607-0067799, Register's Office for Davidson County, Tennessee. The said Rebecca Graham Ferris died on September 12, 2012, leaving a Last Will and Testament dated July 12, 2006, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 12P-1520 (the "Will"). Pursuant to the provisions of the said Will, the property is to be administered by the Co-Executrixes of the estate of Rebecca G. Ferris, who have full power to sell the subject property.**

**THE said Rebecca Graham Ferris and Rebecca G. Ferris being one and the same person.**

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

**THE conveyance of the above described parcel of land is subject to the following:**

**1) Subject to an easement for construction and maintenance of an electric power transmission line and underground sanitary sewers as set out in the Final Judgment to the State of Tennessee of record in Book 4862, Page 848, Register's Office for Davidson County, Tennessee; and,**

**2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved property, known as: 2704 Linmar Avenue, Nashville, TN 37215.

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 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/our hand(s) this **31st** day of **May, 2013.**

**Cara Graham Hogan, Co-Executrix**
**Under the Last Will and Testament of**
**Rebecca G. Ferris a/k/a Rebecca Graham Ferris**

Barbara Ferris Richards, Co-executrix

**Barbara Ferris Richards, Co-Executrix**
**Under the Last Will and Testament of**
**Rebecca G. Ferris a/k/a Rebecca Graham Ferris**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Cara Graham Hogan and Barbara Ferris Richards, as Co-Executrixes under the Last Will and Testament of Rebecca G. Ferris a/k/a Rebecca Graham Ferris,** the within named sellers, 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 office at Nashville, Tennessee, this **31st** day of **May, 2013.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 2/13/17