BILL GARRETT, Davidson County
Trans: T20130049474 DEEDWARR
Recvd: 06/12/13 15:39 2 pgs
Fees: 13.00 Taxes: 869.50
20130612-0060046

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1351

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ron Blaylock and Manish Gupte 8156 Settlers Way Nashville, TN 37221	Magna Bank 275 Robert Rose Dr Murfreesboro, TN 37129	126-15-A-185.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

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

Notary Public

My Commission Expires: 3/4/15
(Affix Seal)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Brian H. Bousselot and Darla H. Dalton n/k/a Darla H. Bousselot, as tenants in common with right of survivorship, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ron Blaylock and Manisha Gupte, as tenants in common, with rights of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the plan of Boone Trace at Biltmore, Section Four, as of record in Book 9700, page(s) 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Brian H. Bousselot and Darla H. Dalton, as tenants in common with right of survivorship by Warranty Deed from Sudhir Bandi and wife, Prathima Dhanasekaran, dated September 26, 2003, recorded October 3, 2003, in Instrument No. 20031003-0146353, Register's Office for Davidson County, Tennessee.

Darla H. Dalton now married to Brian H. Bousselot and is now known as Darla H. Bousselot.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **8156 Settlers Way, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **June, 2013.**

GRANTOR(S)

Brian H. Bousselot

Darla H. Bousselot

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian H. Bousselot and Darla H. Bousselot** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **7th** day of **June, 2013.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015