(1)

BILL GARRETT, Davidson County
Trans:T20130063992 DEEDWARR
Recvd: 07/26/13 13:19 2 pgs
Fees:13.00 Taxes:806.60
20130726-0077836

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this 24th day of July, 2013.

Notary Public
My commission expires: 03-07-17

02-1306-48581

Address of New Owner:	Send Tax Bills to:	Tax Information
Gopal Ojha 3904 October Woods Dr. Antioch TN 37013	New Owner	183-05-0-A-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel Lee and wife, Sheila Lee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gopal Ojha and wife, Indrani Ojha, hereinafter called the Grantees, their successors 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. 1, on the Plan of Phase One, Section One, October Woods, of record in Book 7900, Page 909, as amended in Book 9700, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Lee and wife, Shelia Lee by deed from Siroos Yazdian, married, dated June 8, 2007, recorded June 12, 2007, of record in Instrument No. 20070612-0070538, Register's Office for Davidson County, Tennessee.

Shelia Lee and Sheila Lee are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3904 October Woods Dr., Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 24th day of July, 2013.

Samuel Lee

Sheila Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Lee and Sheila Lee, 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 in Brentwood, TN, this 24th day of July, 2013.

State of Tennessee at Large

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission expires

1/19/14