BILL GARRETT, Davidson County
Trans:T20130066878 DEEDWARR
Recvd: 08/05/13 12:00 3 pgs
Fees:18.00 Taxes:536.50

20130805-0081631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2013.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SUN B. RAI **GANGA M. RAI**	**US BANK, NATIONAL ASSOCIATION**	
1068 SHIRE DRIVE	**3180 RIDER TRAIL SOUTH**	174-01-0A/005.00 CO
ANTIOCH, TN 37013	**EARTH CITY, MO 63045**	

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 ACKNOWLEDGE, WE,

KRISTI L. HILL F/K/A KRISTI L. CURRY and ALAN B. CURRY and RITA A. CURRY, HUSBAND AND WIFE

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

SUN RAI and GANGA RAI, HUSBAND AND WIFE

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:

BEING all of Lot No. Twenty Six (26) on the Final Plat, Rivendell Woods, Phase I, Section 1, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING THE SAME PROPERTY CONVEYED TO KRISTI L. CURRY, UNMARRIED AND ALLAN B. CURRY AND RITA A. CURRY, HUSBAND AND WIFE, BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, DATED 05/29/2009 RECORDED ON 09/03/2009 IN INSTRUMENT NO. 20090903-0083310 SAID REGISTER'S OFFICE FOR SAID COUNTY.

JEFFREY A. HILL HEREBY JOINS TO CONVEY ANY INTEREST HE MAY HAVE MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1068 SHIRE DRIVE, 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 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 in 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 1st day of July, 2013.

Kristi L. Hill F/K/A Kristi L. Curry
KRISTI L. HILL F/K/A KRISTI L. CURRY

Alan B. Curry by Kristi L. Hill, Attorney in Fact
ALAN B. CURRY BY KRISTI L. HILL, ATTORNEY IN FACT

Rita A. Curry by Kristi L. Hill, Attorney in Fact
RITA A. CURRY BY KRISTI L. HILL, ATTORNEY IN FACT

JEFFREY A. HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KRISTI L. HILL F/K/A KRISTI L. CURRY the within named Grantors, 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, at office, this 1st day of July, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **KRISTI L. HILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument on behalf of **ALAN B. CURRY** as her Attorney-in-fact, as the free act and deed of the within named **ALAN B. CURRY.**.

WITNESS my hand and official seal on this 1st day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **KRISTI L. HILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument on behalf of **RITA A. CURRY** as her Attorney-in-fact, as the free act and deed of the within named **RITA A. CURRY.**

WITNESS my hand and official seal on this 1st day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

ON THIS 1ST DAY OF JULY, 2013 BEFORE ME, A NOTARY PUBLIC OF SAID COUNTY AND STATE, PERSONALLY APPEARED, JEFFREY A. HILL, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON OATH) , TO BE THE PERSON WHO EXECUTED THE WITHIN AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PUPORSE THEREIN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/16