THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4754

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dileep Sachan P.O. Box 128402 Nashville, TN 37212	New Owner	117-04-0-285.00

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130078417 DEEDWARR
Recvd: 09/10/13 13:47 2 pgs
Fees:13.00 Taxes:703.00
20130910-0095569

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 **Win Myint, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Dileep Sachan ("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. 90 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 62.5 feet on the north side of Kirkwood Avenue, formerly Augusta Avenue, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Win Myint by Warranty Deed from Polly Davenport, G.L. Lewis and Teresa Lynch Harris, dated January 9, 1990, recorded January 12, 1990, of record in Book 8024, page 316, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

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 GRANTOR paying his prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on plan of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, (4) Storm sewer easement of record in Book 3505, page 616, Register's Office for Davidson County, Tennessee, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1520 Kirkwood Avenue, Nashville, TN 37212**

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 is lawfully seized in fee simple of the aforedescribed Real Estate; that he 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 warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **September, 2013.**

GRANTOR(S)

Win Myint

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 **Win Myint** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/ executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **6th** day of **September, 2013.**

Notary Public

My Commission Expires: