BILL GARRETT, Davidson County
Trans:T20140025493 DEEDWARR
Recvd: 04/15/14 14:03 2 pgs
Fees:13.00 Taxes:832.50
20140415-0031496

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14020212

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00

Affiant

Subscribed and sworn to before me, this 11 day of April, 2014.

Notary Public
My Commission Expires: 12-15-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Raman Vig and Shikha Vig 788 Gloucester Ln Nashville TN 37221	New Owner SAME	Tax Parcel ID No. 141-05-0A-249.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rupesh Chaturvedi and Anju Chaturvedi, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raman Vig and Shikha Vig, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 249, PHASE 1, SECTION 4, AVONDALE PARK, as shown on plat of record in Instrument No. 20090318-0024196, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rupesh Chaturvedi, married, Anju Chaturvedi, wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 16th day of October, 2009 in Instrument No. 20091016-0095859, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 4, AVONDALE PARK, as recorded in Instrument No. 20090318-0024196.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20081203-0117452, amended at Instrument No. 20090331-0028791 and 20101223-0102254.

Charter of Avondale Park Owners Association, Inc. recorded at Instrument No. 20081203-0117350.

Easement for Access, recorded in Instrument No. 20041207-0145662.

Easement for Transmission Line, recorded in Instrument No. 20060110-0003857.

Easement for Water Line, recorded in Book 5738, Page 832.

Easement for Sewer Line, recorded in Book 7601, Page 400.

Easement for Utilities, recorded in Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-0013641.

Easement for Right-of-Way, recorded in Book 787, Page 7 and Book 4193, Page 903.

Easement for Water Main, recorded in Book 1237, Page 674 and Book 840, Page 540.

Easement for Landscape, recorded in Instrument No. 20090414-0033629.

Easement for Water Line, recorded in Book 5738, Page 819 and Partial Abandonment recorded at Instrument No. 20080826-0087638.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20071002-0117293.

Deed to USA recorded in Book 4118, Page 694 and Book 4228, Page 635.

Order to Tennessee Valley Authority recorded in Book 4273, Page 280.

A portion of the over all property is within the 100 year flood plain as shown on the overall boundary layout of Ragan-Smith-Murphy & Associates, Inc. dated March 30, 1988 (not a field survey).

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

This is improved property located at 788 Gloucester Ln Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of April, 2014.

Rupesh Chaturvedi

Anju Chaturvedi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rupesh Chaturvedi and Anju Chaturvedi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014