BILL GARRETT, Davidson County
Trans:T20140027398 DEEDWARR
Recvd: 04/22/14 14:18 3 pgs
Fees:18.00 Taxes:721.50
20140422-0033773

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $195,000.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2014. Notary Public My Commission Expires: 12-15-15

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Address New Owner As Follows: Animesh R. Jha and Nirja R. Jha 327 Stonecrest Way Nashville, TN 37209	Send Tax Bills To: Churchill Mortgage Corp. 761 Old Hickory Blvd, #400 Brentwood, TN 37027	Map-Parcel Number: 114-12-A-109CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Barton Masters and Emily W. Masters, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Animesh R. Jha and Nirja R. Jha, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 109 on the Plan of Stoneridge Townhomes, Phase II, as shown on plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Barton Masters and Emily W. Masters, husband and wife, by deed from Marquis Homes, LLC, a Tennessee limited liability

company, of record in Instrument No. 20090403-0030056, dated March 31, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions Establishing StoneRidge Townhomes and assessments and easements, contained in instrument of record in Instrument No. 20060721-00088352 and amended in Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, said Register's Office.

3. Easement to Tennessee Electric Power Company of record in Book 787, page 3, said Register's Office.

4. Easement of record in Instrument No. 20050510-0052716, said Register's Office.

5. Storm Water Detention Agreement of record in Instrument No. 20080219-0015527, said Register's Office.

6. Water Line Easement of record in Instrument No. 20080428-0042872, said Register's Office.

7. Parking Lot Easement of record in Book 20080428-0042873, said Register's Office.

8. Agreement for allowance of a trailer house of record in Book 3067, page 471, said Register's Office.

9. Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20070319-0032705, said Register's Office.

10. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **327 Stonecrest Way, Nashville, TN 37209.**

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 Grantors covenant with the said Grantees that they are lawfully seized 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; and further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of April, 2014.

Daniel Barton Masters

Emily W Masters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Barton Masters and Emily W. Masters, the within named bargainor, 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 17th day of April, 2014

(Seal)

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016