Davidson County DEEDWARR
Recvd: 05/01/14 12:22 4 pgs
Fees:23.00 Taxes:2224.07
20140501-0036834

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31718-04-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $601,100.00. Affiant Subscribed and sworn to before me this 30th day of April, 2014. Notary Public My Commission Expires: NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Thomas H. Pinkley, Jr., Joan M. Pinkley 13 Foxhall Close Nashville, TN 37215	**Send Tax Bills To:** Tennessee Bank & trust 4007 Hillsboro Road Nashville, TN 37215	**Tax Information** Map and Parcel No.: 117 090 A 01300 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, **Christiana Alexander-Ahuja and husband, Randhir Ahuja**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas H. Pinkley, Jr. and wife, Joan M. Pinkley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 13 Foxhall Close, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of April, 2014.

Christiana Alexander-Ahuja

Randhir Ahuja by Christiana Alexander-Ahuja Attorney-In-Fact
BY: Christiana Alexander-Ahuja, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christiana Alexander-Ahuja** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christiana Alexander-Ahuja** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Randhir Ahuja** and is authorized by the said **Randhir Ahuja** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Foxhall Close, of record in Plat Book 4860, page 46, amended in Book 5005, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christiana Alexander-Ahuja and husband, Randhir Ahuja, by deed dated October 25, 2006, from Fred P. Pancoast and wife, Carolyn A. Pancoast, of record in Instrument No. 20061027-0133545, Register's Office for Davidson County, Tennessee.

Together with an easement for ingress and egress, of record in Book 6877, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 090 A 01300 CO.
2. Declaration of Covenants, Conditions and Restrictions for Foxhall Close of record in Book 4954, page 586, amended in Book 5832, page 378 and in Book 5875, page 873, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Foxhall Close Co-Operative Corporation of record in Book 5147, page 812, amended in Book 5842, page 860, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of of record in Plat Book 4860, page 46, amended in Book 5005, page 136, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.
6. Easement for access of record in Book 4844, page 826, Register's Office for Davidson County, Tennessee.
7. Easement for sewer lines of record in Book 3947, page 20, Register's Office for Davidson County, Tennessee.
8. Shared Driveway Easement of record in Book 6877, page 192, Register's Office for Davidson County, Tennessee.

True Copy Certification

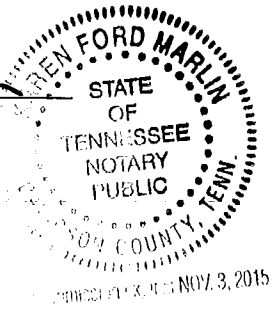
I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My commission expires _____