Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140030638 DEEDWARR
Recvd: 05/05/14 10:17 2 pgs
Fees:13.00 Taxes:703.00
20140505-0037847

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Harsimranjeet Kaur
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2014.

Notary Public

My commission expires: 04-19-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Harsimranjeet Kaur	**SWBC Mortgage Corporation**	
800 Morningwood PL	**9311 San Pedro Ave., Suite 100**	**183-05-0A-251.0-CO**
Antioch, TN 37013	**San Antonio, TX 78216**	

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 ACKNOWLEDGED, WE,

Baldev Singh, a married man,

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

Harsimranjeet Kaur and Gurminder Ghuman, Wife and Husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled Phase 5, Section 8, October Woods, of record in Instrument No. 19991214-0303097 and Instrument No. 19991214-0303098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BALDEV SINGH, AN UNMARRIED MAN, by deed from ANGEL M. CARVAJAL, A MARRIED MAN, of record in Instrument No. 20100323-0021601, dated March 19, 2010, said Register's Office.

Baldev Singh Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **800 Morningwood PL, 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 Grantor does covenant with said Grantees that Grantor is 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 Grantee, his 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 May, 2014.

Baldev Singh

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Baldev Singh** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **May, 2014.**

Notary Public

My Commission Expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY