BILL GARRETT, Davidson County
Trans:T20140033030 DEEDWARR
Recvd: 05/13/14 10:30 2 pgs
Fees:13.00 Taxes:680.80
20140513-0040806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 184,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2014.

Notary Public

My commission expires: 11-19-16

BEVERLY PARHAM NOTARY PUBLIC STATE OF TENNESSEE WEAKLEY CO. TN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KAMAL RAI **ANANTA RAI**	**US BANK, NATIONAL ASSOCIATION**	**175060A15000CO**
5144 PRESERVE BLVD	**3180 RIDER TRAIL SOUTH**	
ANTIOCH, TN 37013	**EARTH CITY, MO 63045**	

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 ACKNOWLEDGE, WE,

KRISTIANE M. SUMMERS, UNMARRIED WOMAN

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

KAMAL RAI and ANANTA RAI, HUSBAND AND WIFE

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

BEING ALL OF LOT NO. 106 (ONE HUNDRED SIX) ON THE PLAN OF FINAL PLAT, PHASE I, SECTION II, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20061031-0135248, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KRISTIANE M. SUMMERS, UNMARRIED WOMAN, BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, DATED 11/14/2008 AND RECORDED ON 11/25/2008 IN INSTRUMENT NUMBER 20081125-0115588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $184,391.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5144 PRESERVE BLVD, 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 we do covenant with the said GRANTEES that we are 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 GRANTEES, their 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 2nd day of May, 2014.

Kristiane M Summers by Tracey Sullivan Her Attorney in Fact

KRISTIANE M. SUMMERS
BY: TRACEY SULLIVAN
HER ATTORNEY IN FACT

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 **TRACEY SULLIVAN** to me known to be the person who executed the foregoing instrument in behalf of **KRISYTIANE M. SUMMERS** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **KRISTIANE SUMMERS.**

Witness my hand, at office, this 2nd day of May, 2014.

Beverly Parham
Notary Public

BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC WEAKLEY CO. TN.

My Commission Expires: 11-19-14

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066