BILL GARRETT, Davidson County
Trans:T20140038412 DEEDWARR
Recvd: 06/02/14 14:36 2 pgs
Fees:13.00 Taxes:271.95
20140602-0047402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 73,500.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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:
CHANDAN CHAUDHURI **YOGESHWARI CHAUDHURI**	NEW OWNER	**10505037000**
1015 SUMMIT AVE	7104 Calderwood Dr	
NASHVILLE, TN 37203	Antioch, TN 37013	

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,

LAN THI NGO, MARRIED

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

CHANDAN CHAUDHURI AND YOGESHWARI CHAUDHURI, 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 PROPERTY LOCATED IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 200612190156058, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A MAGNETIC CONTROL POINT LOCATED AT TENNESSEE STATE PLAN COORDINATES N: 658085.48 E:1736505.55, THENCE SOUTH 59 DEG. 48 MIN. 12 SEC. EAST, 110.31 FEET TO A MAG NAIL (SET) AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, THIS BEING THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 84 DEG. 39 MIN. 06 SEC. EAST, 50.00 FEET TO RAILROAD SPIKE (SET);

THENCE, SOUTH 09 DEG. 22 MIN. 53 SEC. WEST, 153.59 FEET TO AN IRON PIN (FOUND);

THENCE, NORTH 84 DEG. 07 MIN. 19 SEC. WEST, 50.00 FEET TO AN IRON PIN (FOUND);

THENCE, NORTH 09 DEG. 23 MIN. 34 SEC. 153.13 FEET TO THE POINT OF BEGINNING. CONTAINING 7,651.19 SQUARE FEET, OR 0.18 ACRES, ACCORDING TO A SURVEY BY JEFFREY A. LEOPARD, DATED MAY 15, 2014.

BEING THE SAME PROPERTY CONVEYED TO LAN THI NGO, BY QUITCLAIM DEED FROM TRONG QUANG TRAN AND WIFE, LAN THI NGO, DATED 12/15/2006 AND RECORDED ON 12/19/2006 IN INSTRUMENT NUMBER 20061219-0156058, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00. TRONG QUANG TRAN IS SIGNING TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

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 1015 SUMMIT AVE, NASHVILLE, TN 37203.

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 12th day of May, 2014.

LAN THI NGO

TRONG QUANG TRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LAN THI NGO AND TRONG QUANG TRAN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016