WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/14 16:06 2 pgs
Fees:13.00 Taxes:226.66
20140630-0057390

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP PARCEL NUMBERS
Anish Najhawan	~~First Freedom Bank~~	07511015800
(NAME) 2252 Edge O Lake Dr. ~~4271 Andrew Jackson Parkway~~	(NAME) ~~2008 Providence Pkwy~~	
(ADDRESS) Antioch, TN 37013 ~~Hermitage, TN 37076~~	(ADDRESS) ~~Mount Juliet, TN 37122~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian K. Brasher and Karen Brasher, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anish Najhawan and wife, Deepa Najhawan**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80A, on the plan of Rachels Square Sec. 2, Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93. 94. 95. 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107 Zone Lot Division, as shown on plat of record in Plan Book 6250, Page 542, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Brasher and Karen Brasher, husband and wife by Special Warranty Deed dated 03/01/2011 from Beneficial Tennessee, Inc. of record in Instrument 201103250023080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 6250, Page 542; (2) Restrictions of record in Book 6455, Page 135; (3) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6619, Page 777; (4) Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 8030, Page 757; (5) Charter of record in Book 6683, Page 576, said Register's Office; (6) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4271 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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(S), their heirs and/or 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 our hands this 30th day of June, 2014.

Brian K. Brasher

Karen Brasher

State of Tennessee
County of Wilson

Personally appeared before me Brian K. Brasher and Karen Brasher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2014.

Debbie A. Mitchell

Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATION

I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of June, 20 14, personally appeared before me, a notary public for this county and state, Rebecca Waymick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON RUGGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires