BILL GARRETT, Davidson County
Trans:T20140046648 DEEDWARR
Recvd: 07/01/14 09:29 2 pgs
Fees:13.00 Taxes:832.50
20140701-0057495

WARRANTY DEED

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF June, 2014.

(Affix Seal) Notary Public

My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-10-2016

2014-24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BOULEVARD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lindsey F. Ozga	Pinnacle Bank	160.16-0C-058.00 CO
456 Old Towne Drive	150 3rd Avenue South, Suite 900	
Brentwood, TN 37027	Nashville, TN 37201	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Abhishek Dubey and wife, Di Yao**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lindsey F. Ozga, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 458 Old Towne Drive, Town of Brentwood, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 58, The Terraces at Brentwood Chase, as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Abhishek Dubey and wife, Di Yao from Cory B. McClain, unmarried by Warranty Deed dated May 29, 2009 and recorded June 4, 2009 in Instrument #200906040051986, Register's Office for Davison County, Tennessee.

( ) unimproved
This is (X) improved property know as 458 Old Towne Drive, Brentwood, TN 37027.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of June, 2014

Abhishek Dubey

Di Yao

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Abhishek Dubey and Di Yao, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 27th day of June, 2014.

Notary Public
My Commission Expires 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY