THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14061081**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2014. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Addison B Tweedy and Lisa D Tweedy 805 Ramble Hill Ct Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-14-0A-058.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Baljit Baidwan and Ramandeep Kaur Baidwan, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Addison B Tweedy and Lisa D Tweedy, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section Two, Wexford Downs of record in Plat Book 9700, Page (s) 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Baljit Baidwan and wife, Ramandeep Kaur by deed from John E. Tanner and wife, Jeri A. Tanner of record in Instrument No. 20030502-0059026 Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 02, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

Rights of claims and parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

BILL GARRETT, Davidson County
Trans:T20140047873 DEEDWARR
Recvd: 07/03/14 15:08 2 pgs
Fees:13.00 Taxes:1147.00
20140703-0059098

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 593 and 594, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51 supplemented in Book 10792, page 822 and Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 11201, page 766; Book 11444, page 149 and Book 11444, page 177.

Charter of Wexford Downs Homeowner's Association of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Wexford Downs Homeowner's Association of record in Book 10937, Page 791, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 805 Ramble Hill Ct Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of June, 2014.

Baljit Baidwan

Ramandeep Kaur Baidwan

STATE OF KANSAS)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Baljit Baidwan and Ramandeep Kaur Baidwan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of June, 2014.

Notary Public

My Commission Expires: 2-17-17

NOTARY PUBLIC - State of Kansas
BRIDGETT RODRIGUEZ
My Appt. Expires 2-17-17