(2)

Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20140059751 DEEDWARR
Recvd: 08/14/14 11:15 2 pgs
Fees: 13.00 Taxes: 1391.20
20140814-0073464

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14071486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $376,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2014.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne E Hari and Srinivasa R Hari 909 Brancaster Lane Nashville TN 37211	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	Tax Parcel ID No. 172140A12400CO

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, **Richard E. Allen and Cristina O. Allen, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne E Hari and Srinivasa R Hari, Wife and Husband**, ("Grantees"), their 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. 53 on the Plan of Section Three Wexford Downs, R20 Residential P.U.D. of record in Plat at Instrument No. 20000810-0079246, 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 Richard E. Allen and wife, Cristina O. Allen by deed from Beazer Homes Corp., d/b/a Phillips Builders of record in Instrument No. 20010605-0058678 Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on June 05, 2001.

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.

Taxes for the year 2014 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument No. 200008100079246, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat of record in Book 9700, Page 221, 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, Book 10792, Page 822 and Instrument No. 200008100079498, 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.

HOA Charter of record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common area to HOA of record in Instrument No. 20040311-0028010, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 200008100079246, Register's Office of Davidson County, Tennessee.

Easement granted to BellSouth Telecommunications of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, Register's Office for Davidson County, Tennessee.

Easement granted to Nashville Gas Co. of record in Book 10359, Page 615, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10357, Page 925, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government (Sanitary Sewer) of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government (Water Main) of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

This is improved property located at 909 Brancaster Lane 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 8th day of August, 2014.

Richard E. Allen by Cristina O Allen — Cristina O. Allen

Richard E. Allen by Cristina O Allen
as Attorney in fact

Cristina O. Allen
as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cristina O. Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cristina O Allen** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Richard E Allen,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of August, 2014.

Notary Public — My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014