Davidson County	DEEDWARR
Recvd: 11/12/14 09:13	2 pgs
Fees:13.00 Taxes:1091.50	
20141112-0103941	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF NOVEMBER, 2014. Notary Public MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John Nguyen and Lyna Le and Hao Nguyen	Franklin Synergy Bank	173 09 0B 056.00
(NAME)	(NAME)	
2213 Alteras Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Devesh Ramachandramurthy and Varalakshmi Jhingade, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Nguyen and Lyna Le, husband and wife, and Hao Nguyen, unmarried**, 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:

Land in Davidson County, Tennessee, Being Lot No. 201 on the Plan of Section Two, Barnes Cove, of record as Instrument No. 200406040065966, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Devesh Ramachandramurthy and Varalakshmi Jhingade, husband and wife by Warranty Deed from Harmony Home Builders, LLC, a Tennessee Limited Liability Company dated August 29, 2008 and recorded September 2, 2008 in Instrument No. 20080902-0089667, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2213 Alteras Drive, Antioch, TN 37013

File Number: FRN-141798

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, has 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 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 our hands this 7 day of November, 2014 .

Devesh Ramachandramurthy

Varalakshmi Jhingade

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Devesh Ramachandramurthy and Varalakshmi Jhingade, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of November, 2014.

Notary Public

My Commission Expires: 05/22/16

(SEAL)

ANNA MARIE DECICCO
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-16

True Copy Certification
I, Connie Buchanan, 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

File Number: FRN-141798