Davidson County	DEEDWARR
Recvd: 11/26/14 15:14	2 pgs
Fees:13.00 Taxes:517.63	
20141126-0109422	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,900.00

Affiant

Subscribed and sworn to before me, this 25th day of November, 2014.

Notary Public

My commission expires: 5/29/17

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-29-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PUMI RAI **AITA RAI**	The Money Source Inc DBA Endeavor America	**16206014100**
221 JOANN COURT	135 Maxess Road	
NASHVILLE, TN 37211	Melville, NY 11747	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LEWIS CARL LEDBETTER and wife, GLORIA J. LEDBETTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Purni Rai, a single woman and Aita Rai, a single man

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:

Being Lot NO. 91 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO LEWIS CARL LEDBETTER AND WIFE, GLORIA J. LEDBETTER BY DEED FROM DENNIS W. ROBERTS, DATED 11/07/1984 AND RECORDED ON 11/07/1984 IN BOOK 6421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 221 JOANN COURT, NASHVILLE, TN 37211.

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, have a good right to convey it and the same in 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 my/our hand(s) this 25th day of November, 2014.

LEWIS CARL LEDBETTER

GLORIA J. LEDBETTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LEWIS CARL LEDBETTER and GLORIA J. LEDBETTER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she (they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 1/26/15

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

My Commission Expires: 12/18/17

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