BILL GARRETT, Davidson County
Trans:T20140092856 DEEDWARR
Recvd: 12/11/14 14:19 2 pgs
Fees:13.00 Taxes:462.50
20141211-0113622

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandeep Kumar Mishra and Shri L. Mishra	New Owner	128140221.00
(NAME)	(NAME)	
266 New Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **The Walderine Freeman Living Trust dated September 5, 2000**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandeep Kumar Mishra and Shri L. Mishra, husband and wife**, 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 the southerly portion of Lot No. 13, zone lot division, Stacy Square Townhomes, Stacy Square Section 7, of record in Book 5200, page 438 and amended in Book 5200, Page 467, Register's Office for Davidson County, Tennessee.

Said southerly portion of Lot No. 13, which is a corner lot, fronts 35 feet on the southeasterly margin of (New) Sawyer Brown Road an fronts 147.43 feet on the northeasterly margin of an undesignated right of way, said frontages being jointed by a curve having a length of 40.25 feet on the northeasterly line and 18 feet on the easterly line to a point of intersection.

Being the same property conveyed to Walderine S. Freeman, unmarried by deed dated October 20, 2000 from Marco A. Minuta and wife, Rosana Y. Minuta of record in Instrument No. 20001026-0106004 and re-recorded in Instrument No. 20001127-0115653, Register's Office for Davidson County, Tennessee. The said Walderine S. Freeman has since died testate on March 19, 2014 and by Last Will probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) File No. 14P1291 said property was devised to the Walderine Freeman Living Trust, dated September 5, 2000.

unimproved ☐

This is improved ☒ property, known as **266 New Sawyer Brown Road, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 5th day of December 2014.

The Walderine Freeman Living Trust dated September 5, 2000

By: Beverly D Ward trustee
Beverly D. Ward, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the personally appeared **Beverly D. Ward** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the **Trustee** of **The Walderine Freeman Living Trust dated September 5, 2000** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December 2014.

Commission expires: May 5, 2018

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public