Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 257,500.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014.

Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140093956 DEEDWARR
Recvd: 12/16/14 10:49 2 pgs
Fees:13.00 Taxes:952.75
20141216-0114854

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SOUMYA GANGULY **MEGHANA JAGDISH**	**GUARANTY TRUST COMPANY**	**161130B40500CO**
405 LAZY CREEK LN	**316 ROBERT ROSE DRIVE**	
NASHVILLE, TN 37211	**MURFREESBORO, TN 37129**	

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,

AZAR PARSA

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

SOUMYA GANGULY and MEGHANA JAGDISH, 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 Unit No. 405, on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument Number 20050204-0013611, as amended in Instrument Number 20050329-0034131 and further amended in Instrument Number 20050822-0100021; Instrument Number 20070622-0075126; and Instrument Number 20080724-0075832, Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO AZAR PARSA BY QUITCLAIM DEED FROM ELHAM PARSA, DATED 09/01/2009 AND RECORDED ON 09/02/2009 IN INSTRUMENT NUMBER 20090902-0082711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE PRINCPLE RESIDENCE OF SAID GRANTOR, HER SPOUSE, HEIRS, NOR ASSIGNS.

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 405 LAZY CREEK LN, 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 12th day of December, 2014.

AZAR PARSA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, AZAR PARSA, 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 12th day of December, 2014.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY