File Box 8

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20150016549 DEEDWARR
Recvd: 03/06/15 15:15 3 pgs
Fees:18.00 Taxes:622.53
20150306-0019559

W & I Ref: (DM) Title No.: 57215

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Kuldeep S. Lakhesar<br>Nidhi Pandya<br>8627 Altesse Way<br>Brentwood, TN 37027 | Bank of America N.A.<br>900 West Trade St.<br>Charlotte, NC 28255 |

**TAX MAP PARCEL NUMBERS:** 181140A23600CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$168,250.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Carey III and Abbey J. Crews Carey, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kuldeep S. Lakhesar and Nidhi Pandya, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 153 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete accurate description thereof.

Being the same property conveyed to William R. Carey, III, an unmarried man and Abbey J. Crews, an unmarried woman, as joint tenants with rights of survivorship, the said Abbey J. Crews, is now known as Abbey J. Crews Carey, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated October 11, 2007 recorded on October 16, 2007 of record in Instrument No. 20071016-0122499, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070130-0012170, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Instrument No. 20051219-0151949, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20051219-0151949, Instrument No. 20050922-0114218, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of William R. Carey III by Abbey J. Crews Carey pursuant to a Power of Attorney executed by him on the 25 day of Feb, 2015, of record in Instrument No. 20150306-0019558 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

**This is improved property, known as 8627 Altesse Way, Brentwood, TN 37027**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 4th day of March, 2015.

William R. Carey III by Abbey J. Crews Carey, Attorney-In-Fact
Abbey J. Crews Carey, Attorney-In-Fact

Abbey J. Crews Carey

**State of** Tennessee

**County of** Davidson

On this 4th day of March, 2015, before me the undersigned authority, personally appeared **Abbey J. Crews Carey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Abbey J. Crews Carey** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **William R. Carey III**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 4th day of March, 2015.

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $168,250.00.

Affiant

Sworn and subscribed before me this 4th day of March, 2015.

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

# EXHIBIT "A"
To
Warranty Deed

**FROM: William R. Carey III and Abbey J. Crews Carey**

**TO: Kuldeep S. Lakhesar and Nidhi Pandya**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Abbey J. Crews Carey, Affiant

Sworn to and subscribed before me this 4th day of March, 2015.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018