Davidson County	DEEDWARR
Recvd: 03/25/15 16:02	4 pgs
Fees:23.00 Taxes:1387.50	
20150325-0025815	

#32247

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32247-02-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 24th day of March, 2015. Notary Public My Commission Expires: GERALD G. PATTERSON STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

WARRANTY DEED

Address New Owner: Jack W. Derryberry, Jr., Marcella G. Derryberry 4581 Winfield Dr. Nashville, TN 37211	**Send Tax Bills To:** Landmark Community Bank 1015 W Poplar Collierville, TN 38017	**Tax Information:** Map and Parcel No.: 172 14 0 B 027 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Poonam Miyan, a married person**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack W. Derryberry, Jr. and wife, Marcella G. Derryberry** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4581 Winfield Dr., Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Poonam Miyan, spouse of Rivandra Miyan, joins in the execution of this instrument to convey any interest she may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of March, 2015.

Ravindra Miyan

Poonam Miyan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ravindra Miyan and Poonam Miyan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Cluster Lot Development, Winfield Park, Phase I, Section I, Revision I as of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Poonam Miyan, a married person, by Special Warranty Deed dated Febuary 7, 2008 from Prudential Relocation, Inc. a Corporation organized and existing under the laws of the state of Colorado, of record in Instrument No. 20090406-0030961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Winfield Park, of record in Book 11113, page 691, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Winfield Park Homeowner's Association, Inc of record in Instrument No. 20020515-0059528, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee.
6. Easement granted to Bellsouth Telecommunications, Inc of record in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
7. Easement and Cross Use Agreement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Book 11124, page 852, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

