THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043785** BILL GARRETT, Davidson County Trans:T20150032457 DEEDWARR Recvd: 04/29/15 13:01 2 pgs Fees:13.00 Taxes:647.50 20150429-0038329	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Liam McLeod 636 WILLIAMSPORT CT Nashville TN 37221-1200	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128030B01000CO

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, **Mina K. Menon** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liam McLeod**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development, as of record in Book 7900, Pages 628 and 629, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mina K. Menon, unmarried by Warranty Deed from Barry J. Smith, unmarried, recorded on the 19th day of May, 2000 in Instrument No. 200005190050453, in the Register's Office of Davidson County, Tennessee.

Mina K. Menon having died on February 18th, 2015 in Davidson County, Tennessee and leaving a Last Will and Testament of record in Probate Docket No. 15P-322 in the Seventh Circuit for Davidson County, Tennessee (filed March 12th, 2015). Letters of Testamentary signed on March 12th, 2015 by Richard R. Rooker, Clerk, appointing Rahul Menon as Executor of the estate of Mina Menon and therefore empowering him to convey said property above

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF WILLIAMSPORT SUBDIVISION, SECTION ONE, as recorded in Plat Book 7900, Page(s) 628 and 629 and Boundary Plat recorded in Plat Book 7900, Page 607.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9144, Page 703.

Charter of Homeowners Association recorded in Book 9144, Page 697.

Conveyance of Common Area to Homeowners Association recorded in Book 9363, Page 560.

Easement for Sanitary Sewer, recorded in Book 5258, Page 267.

Easement for Public Utilities, recorded in Instrument Nos. 20040511-0053728, 20040511-0053729 and 20080409-0035856.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 636 Williamsport Ct Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2015.

Estate of Mina Menon

BY: _____
Rahul Menon, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rahul Menon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Executor of The Estate of Mina Menon the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2015.

Notary Public Steven D. Wilson _____

My Commission Expires: 9/12/2016

NOTARY PUBLIC NOTARY SEAL STATE OF INDIANA
STEVEN D. WILSON
Tippecanoe County
My Commission Expires
September 12, 2016