BILL GARRETT, Davidson County
Trans:T20150042867 DEEDWARR
Recvd: 06/02/15 11:06 2 pgs
Fees:13.00 Taxes:425.50
20150602-0051016

BOX 10-A

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 162120A072.00
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Puspa Subba and Ganga Subba
1144 Brittany Park Lane
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BARBARA J FORD,** single "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PUSPA SUBBA and Ganga Subba, husband and wife** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 72, on the Plan of Brittany Park, Phase II, as shown by plat appearing of record in Plat Book 9700, page 796, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Barbara J. Ford, by Quit Claim Deed to Terminate Tenancy by the Entirety from Michael F Ford, dated February 17, 2011, appearing of record in Instrument Number 20110307-0017880, of the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 9700, page 796 and Plat Book 7900, Page 998, Register's Office for Davidson County, Tennessee.; Easement of record in Book 4202, page 787, Register's Office for Davidson County, Tennessee.; Sales Contract of record in Book 4981, page 269, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Brittany Park Subdivision of record in Book 10016, page 870, Book 11398, page 4, Book 10772, Page 988, and Instrument Number 20021025-0130771 Register's Office for Davidson County, Tennessee. Agreement of record in Book 9938, page 753, Register's Office for Davidson County, Tennessee.; All matters in Deeds of record of record in Book 10021, page 60 and Book 10789, Page 173, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1144 Brittany Park Lane, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes.

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of May, 2015.

Barbara J. Ford

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara J. Ford, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L. HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of May, 2015.

NOTARY PUBLIC

My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017