WARRANTY DEED

File #15235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amreen Saini	NEW OWNER	-180-02-0A-015.00-CO
(NAME)	(NAME)	
7209 Holt Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Rene M. Letourneau, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amreen Saini AND Vikramjit Sing, wife and husband** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 87 on the Plan of Section 1, The Ridge at Stone Creek, RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Browning and wife, Emily Browning by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20111216-0098171 Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 16, 2011. (Value of consideration shown in aforementioned deed $240,000.00.)

Being the same property conveyed to Rene M. Letourneau, an unmarried woman by Warranty deed from Robert Browning and wife, Emily Browning of record in Instrument No. 20130924-0100187 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 24, 2013. (Value of consideration shown in aforementioned deed $300,000.00.)

Being also known as 7209 Holt Run Drive Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 20130924-0100187, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7209 Holt Run Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

BILL GARRETT, Davidson County
Trans:T20150057313 DEEDWARR
Recvd: 07/15/15 09:45 2 pgs
Fees:13.00 Taxes:1202.50
20150715-0068870

Witness my hand this 1st day of July, 2015.

Rene M. Letourneau

Rene M. Letourneau

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~Davidson~~ Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rene M. Letourneau, an unmarried woman, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of July, 2015.

Amy Maheux
NOTARY PUBLIC

My Commission Expires: _____

AMY D. MAHEUX
NOTARY PUBLIC
State of Maine
My Commission Expires
December 27, 2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206