# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078334 DEEDWARR
Recvd: 09/15/15 12:16 2 pgs
Fees:13.00 Taxes:1420.80
20150915-0093544

BOX 10-A

B-RM-15-629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/2018 (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2018

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Christopher A. Blankenship** | SAME | |
| (NAME) | (NAME) | |
| **629 Palisades Court** | | **160-16-0B-096.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SURINDRA PAL AND SUKHVINDER KAUR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER A. BLANKENSHIP AND SUSAN E. BLANKENSHIP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 120 on the Plan of Revision One, Section One, Brentwood Chase R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 936 through 941, inclusive, 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 Surindra Pal, a married man by Warranty deed from Stephen Tulloch, an unmarried man of record in Instrument No. 20130911-0095789 Register's Office for Davidson County, Tennessee, dated September 4, 2013 and recorded on September 11, 2013.

Being the same property conveyed to Surindra Pal and Sukhvinder Kaur, husband and wife by Quitclaim deed from Surindra Pal, married of record in Instrument No. 20130917-0097958 Register's Office for Davidson County, Tennessee, dated September 6, 2013 and recorded on September 17, 2013.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 936 through 941, inclusive, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 9700, page(s) 653 and 654, 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 record in Instrument Number 20000531-0053798, Instrument No. 20000831-0086366, Instrument No. 20030924-0141511, Instrument No. 20030618-0084060 and Corrective Amendment to Declaration recorded in Instrument No. 20150109-0002674, Book 11388, Page 55; Instrument No. 20000531-0053797; Instrument No. 20030728-0105194, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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
- Charter of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of amenities area of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11115, page 281 and 286, Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20130911-0095789 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **629 Palisades Court , Brentwood, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2015.

Surindra Pal

Sukhvinder Kaur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SURINDRA PAL, the within named bargainor, with whom I am personally acquainted (or proved to me 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, this the 14th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUKHVINDER KAUR, the within named bargainor, with whom I am personally acquainted (or proved to me 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, this the 14th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212