| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 12/15/15 11:59 | 4 pgs |
| Fees:23.00 Taxes:924.96 | |
| **20151215-0125988** | |

**Prepared By:**
Foundation Title & Escrow Series, LLC
2742 N. Mt. Juliet Road
Mt. Juliet, TN 37122
File No. 155282

## SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| Vishan J. Ramcharan | SWBC Mortgage | 174130A002.00 CO |
| (Name)<br>105 Sundown Dr | (Name)<br>9311 San Pedro, #100 | |
| (Address)<br>Antioch, TN 37013 | (Address)<br>San Antonio, TX 78216 | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **D. R. HORTON, INC., a Delaware Corporation** ("Grantor"), in favor of **VISHAN J. RAMCHARAN AND JENNIFER T. RAMCHARAN, HUSBAND AND WIFE,** ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DR Horton, Inc., a Delaware Corporation**, Grantor, has this day bargained and sold, and does hereby transfer and convey to **Vishan J. Ramcharan and Jennifer T. Ramcharan, husband and wife,** the Grantees herein, their successors, heirs and assigns, that certain property located in **DAVIDSON** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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

**(Continuation of Special Warranty Deed)**

**WITNESS MY HAND this 9 day of December, 2015.**

**GRANTOR:**

**DR Horton, Inc.**

Gina M. Vann

By: Gina M. Vann
Its: Assistant Secretary

State of Georgia
County of Fulton

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Gina M. Vann,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Assistant Secretary** of **DR Horton, Inc.**, the within named bargainor, a **Delaware Corporation**, and that she as such **Assistant Secretary**, as duly authorized, she executed the foregoing instrument for the purposes therein contained, by signing the name of the **Corporation** by herself as **Assistant Secretary**.

**Given under my hand and seal this the 9 day of December, 2015.**

Charmaine Key
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires November 5, 2018

Charmaine Key

Notary Public
My Commission Expires: 11-5-2018

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 249,990-

Affiant

**Subscribed and sworn to before me this 11 day of December, 2015.**

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 04-24-2018

Shelly M Smith

Notary Public
My Commission Expires: 4-24-2018

RE: 105 Sundown Dr, Antioch, TN 37013

## SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 2, on the Plan of Section One, Phase One, Sunset Hills, RS-10 Subdivision, a Planned Unit Development, of record as Instrument No. 20070607-0068102, 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 a portion of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 and recorded February 11, 2005 as Instrument No. 20050211-0015956, in said Register's Office for Davidson County, Tennessee. Further, being a portion of the same property conveyed to D. R. Horton Inc., a Delaware Corporation by Warranty Deed from SAF Properties, LLC, a Tennessee Limited Liability Company dated February 20, 2014 and recorded February 21, 2014 as Instrument No. 20140221-0015119, in said Register's Office for Davidson County, Tennessee.

# EXHIBIT "B"

## Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018