ADDRESS NEW OWNER:
Deborah B. Nangia
4716 Sterling Cross
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150107506 DEEDWARR
Recvd: 12/21/15 12:38 2 pgs
Fees:13.00 Taxes:1609.13
20151221-0127992

MAP & PARCEL NOS.:
172-14-B-205

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Susan Lynne Pollard, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Deborah B. Nangia, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 205 on the plan of "Cluster Lot Development, Winfield Park, Phase 1, Section 2, Revision 2," of record in Instrument No. 20010313-0027087, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.**

**Being the same property conveyed to Susan Lynne Pollard, an unmarried woman, from Gary L. Palmer and wife, Linda D. Palmer, by Warranty Deed recorded on September 26, 2007, in Instrument No. 20070926-0114969, Register's Office for Davidson County, Tennessee.**

This is property with a common address of **4716 Sterling Cross, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantees.(2) All matters appearing on the Plan of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions, in Book 11113, Page 691; Instrument No. 20001211-0122000; and Instrument No. 20020520-0061426, said Register's Office.(4) By-Laws in Book 11113, Page 717, said Register's Office.(5) Easement Agreement in Book 11124, Page 852, said Register's Office.(6) Ingress Egress to cemetery (on acreage) of record in Book 11357, Page 909, said Register's Office.(7) Subject to rights of parties entitled thereto to keep therein the bodies and remains of deceased persons not interred thereon. Further, subject to the rights of said parties for ingress and egress to said cemetery.(8) Easement to Bellsouth Telecommunications in Book 11628, Page 204, said Register's Office.(9) Ingress Egress Easement and Cross Use Agreement in Book 5552, Page 857, said Register's Office.(10) Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20020515-0059530, said Register's Office.(11) Ingress/Egres Easement to Open Space in Instrument No. 20031028-0158321, said Register's Office.(12) Stormwater Detention Agreement in Book 11744, Page 254, said Register's Office.

SLP

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of December, 2015.

**Susan Lynne Pollard**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Susan Lynne Pollard, an unmarried woman** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **17th** day of **December 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1512-288

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $434,900.00.

Affiant

Subscribed and sworn before me this 17th day of December, 2015.

Notary Public
My Commission Expires: 7/8/19

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY