WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029300 DEEDWARR
Recvd: 04/11/16 14:24 2 pgs
Fees:13.00 Taxes:777.00
20160411-0034545

Y-KW-16-4516-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Ryan B. Martin and Marjorie Paschal Martin	**SunTrust Mortgage, Inc.**	
(NAME) **4516 Hawthorn Drive**	(NAME) **901 Semmes Avenue**	**062-02B-225.00CO**
(ADDRESS) **Nashville, TN 37214-1194**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SURINDRA PAL, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN B. MARTIN AND MARJORIE PASCHAL MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 183 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, of record in Instrument No. 20060113-0005368, 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 Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20060630-0078377, Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on June 30, 2006.

Said property was never occupied as grantor's marital residence.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record as Instrument Number 20060113-0005368, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, with Supplemental Addition of Phase One, Section Five, in Instrument No. 20060202-0012846, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area and Open Space to HOA of record in Instrument No. 20060202-0012845, in the Register's Office for Davidson County, Tennessee.
- Covenants and conditions of record in Instrument No. 200007200071648, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions of record in Instrument No. 20010402-0031520, in the Register's Office for Davidson County, Tennessee.
- Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress right of way of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of Flowage Easement granted to USA of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water and sewerage services of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20060811-0098951, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4516 Hawthorn Drive, Nashville, Tennessee 37214-1194**.

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 8 DAY OF APRIL, 2016.

Surindra Pal

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 8th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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