Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0349

BILL GARRETT, Davidson County
Trans:T20160031803 DEEDWARR
Recvd: 04/19/16 09:30 2 pgs
Fees:13.00 Taxes:728.90
20160419-0037544

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of April, 2016

Notary Public
Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Manish Jaisinghani 8711 Ambonnay Drive Brentwood, TN 37027	New Owner 9413 Deervale Ct Brentwood, TN 37027	081-14-0A-204.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Jennifer Carter Rodgers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manish Jaisinghani and Aarti Jaisinghani, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 112, on the plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of record in instrument Number 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jennifer Carter Rodgers, by Quitclaim Deed from Jennifer Carter, nka Jennifer Carter Rodgers, dated 6/7/12 and recorded 6/12/12 in Instrument No. 20120612-0051349; and being the same property previously conveyed to Jennifer Carter, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 12/7/07 and recorded 12/12/07 in Instrument No. 20071212-0143212, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8711 Ambonnay Drive, Brentwood, TN 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 GRANTEES, their heirs and assigns forever; and we so 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

Dated this the 15th day of April, 2016.

Jennifer Carter Rodgers

Jennifer Carter Rodgers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Jennifer Carter Rodgers
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of April, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17