WARRANTY DEED

Record & Return To;

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Jacqueline G Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April 2016

MARGARET D. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public:

My Commission Expires SEPT. 11, 2017

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ujjal K. Singha	Movement Mortgage, LLC	Parcel ID:
155 Nashboro Greens	841 Seahawk Circle	135110C05000
Nashville, TN 37217	Virginia Beach, VA 23452	

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, we

Larry Johnson and Cathy Johnson, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ujjal K. Singha and Tanusree Singha, 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. 207 of the Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 18, Phase Two, as of record in Instrument 200104230039877, 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 the same property conveyed to Larry Johnson and Cathy Johnson, husband and wife, by deed from David Kennedy, unmarried, of record in Instrument 20140227-0016906, dated February 25, 2014, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4827, Page 14 amended in Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 581; Instrument 20000627-0063887, amended in Instrument 20001031-0108075; 20010322-0027767; 20021211-0152723 and Book 11703, Page 621, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200104230039877, said Register's Office.

The signature of Larry Johnson and Cathy Johnson is signed by his/her/their duly appointed Attorney-in-Fact, Troy Charlton, pursuant to the Power of Attorney of record in Instrument 20160504-0044112, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 155 Nashboro Greens, Nashville, TN 37217

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 do 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 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.

BILL GARRETT, Davidson County
Trans:T20160037157 DEEDWARR
Recvd: 05/04/16 14:14 2 pgs
Fees:13.00 Taxes:647.50
20160504-0044113

Witness our hands this 27th day of April, 2016.

Larry Johnson by Troy Charlton, Attorney in Fact

Cathy Johnson by Troy Charlton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Troy Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Larry Johnson and Cathy Johnson as his/her/their Attorney in Fact as the free act and deed of the within named Larry Johnson and Cathy Johnson.

Witness my hand and official seal at Nashville, Tennessee the 27th day of April, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.