WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3320 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abigail Lee Henry Sachin Singh	New Owner	15008008000
(NAME)	(NAME)	
1204 Placid Street		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160046184 DEEDWARR
Recvd: 06/01/16 14:50 2 pgs
Fees:13.00 Taxes:592.00
20160601-0055193

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicole L. Sunday and Stephen R. Sunday, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abigail Lee Henry and Sachin Singh, both unmarried, as joint tenants with rights of survivorship,** 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 Lot No. 480, on the plan of Towne Village of the Country, Section 5, as shown on plat of record in Plat Book 6250, pages 783 and 784, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for amore particular description.

Being the same property conveyed to Nicole L. Sunday and Stephen R. Sunday, wife and husband, by deed of record in Instrument No. 20061031-0134998 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1204 Placid Street, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 27th day of May, 2016.

Nicole L. Sunday

Stephen R. Sunday

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Nicole L. Sunday and Stephen R. Sunday, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 10850

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019