WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P-KW-16-449-T

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)
Deepinder Bal and Indumeet Bhatia Bal	New Owner	
(NAME)	(NAME)	**161-13-0B-449.00-CO**
449 Lazy Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CLAUDIA RAMEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEEPINDER BAL AND INDUMEET BHATIA BAL, 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 Unit 449 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claudia Ramey, unmarried by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership of record in Instrument No. 20071119-0135379 Register's Office for Davidson County, Tennessee, dated November 13, 2007 and recorded on November 19, 2007.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20090730-0071237;
- Subject to Plan (Boundary Plat) of record in Instrument No. 20040714-0084063;
- Master Deed of record in Instrument No. 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, and amended in Instrument Nos. 20050329-0034131 and 20050822-0100021;
- HOA Charter of record in Instrument No. 20041217-0150431;
- Conveyance of common areas to HOA of record in Instrument No. 20080724-0075832;
- Grant of Transmission Line Easement of record in Book 2438, Page 376;
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6408, Page 486;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755, Book 7250, Page 758 and Book 7267, Page 41;
- Easement for Construction of Slopes to the State of Tennessee of record in Book 7851, Page 708;
- Drainage Easement and Development Agreement of record in Instrument No. 20040305-0025834;
- Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838;
- Access and Utility Easement of record in Instrument No. 20040305-0025839;
- Stormwater Detention Agreement of record in Instrument No. 20040720-0086492, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **449 Lazy Creek Lane , Nashville, Tennessee 37211**.

BILL GARRETT, Davidson County
Trans:T20160060047 DEEDWARR
Recvd: 07/13/16 14:02 2 pgs
Fees:13.00 Taxes:1109.63
20160713-0071849

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 8th DAY OF JULY, 2016.

Claudia Ramey

Charles Holmes Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA RAMEY and CHARLES HOLMES TURNER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 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