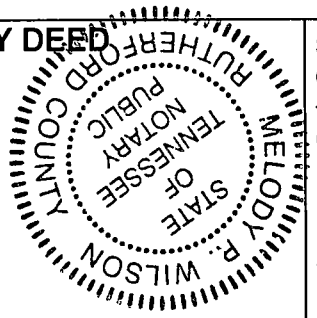
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 1/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vasant Kumar	New Owner	181-10-0-A-343.00
(NAME)	(NAME)	
7724 Tranquil Trail		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sonja Ray, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vasant Kumar, unmarried,** 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. 917 on the Plan of Autumn Oaks Subdivision, Phase 9, of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Investment Properties, LLC, by Warranty Deed from Nashoak, LLC, dated November 1, 2012, of record in Instrument No. 20121106-0102427, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to NVR, Inc., a Virginia Corporation, by Warranty Deed from Investment Properties, LLC a Tennessee Limited Liability Company, dated October 22, 2015, of record in Instrument No. 20151026-0108939, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Sonja Ray, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 1, 2016, of record in Instrument No. 20160303-0020537, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7724 Tranquil Trail, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160066474 DEEDWARR
Recvd: 08/02/16 13:31 2 pgs
Fees: 13.00 Taxes: 1258.00



20160802-0079753

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 6900, page 786 and Instrument No. 20150609-0053998; Restrictions of record in Book 6704, page 397; Book 6704, page 405; Book 6968, page 30; Instrument No. 20010912-0099443; Instrument No. 20030513-0064238; Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160; Charter of Homeowners Association of record in Instrument No. 20010912-0099442; By-Laws of record in Instrument No. 20010912-0099443; Easement to Columbia Gulf Transmission of record in Book 4240, page 667, and partial release of record in Book 6968, page 25; Easement to Gulf Interstate Gas Company of record in Book 2245, page 271, and partial release of record in Book 6968, page 25; Stormwater Detention Agreement of record in Book 7760, page 970; Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903; Easement for spring of record in Book 475, page 547; Waterline easement of record in Book 3376, page 239; Ingress/ egress to cemetery of record in Book 261, page 284 and Book 6704, page 397; Sanitary sewer easement of record in Book 7515, page 298; Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799; Subject to rights of others in and to common areas/elements; Subject to lien for special assessments contained in the DCCR's/Master Deed; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 28th day of July, 2016.

Sonja Ray

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sonja Ray, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of July, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23396

