BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085136 DEEDWARR
Recvd: 09/28/16 10:17 2 pgs
Fees: 13.00 Taxes: 621.60
20160928-0102131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF Sept, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aita Rai	First National Bank of Middle Tennessee	
(NAME)	(NAME)	
5568 Hickory Park Drive	1608 Williams Dr., Ste 301	174-01-0-A-012.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, WE, **AMY M. HARRISON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AITA RAI AND SANCHI RAI, 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 Lot 95, RIVENDELL WOODS, PHASE ONE, SECTION ONE, FIRST AMENDMENT, as shown on plat of record in Instrument No. 20070329-0037618, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy M. Harrison, unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 18th day of August, 2008 in Instrument No. 20080818-0084854, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20070329-0037618; Restrictive covenants of record in Instrument Nos. 20070607-0068416 and 20080722-0074876; Charter recorded at Instrument No. 20081031-0108933; Easement for Sewer/Storm Drainage/Water Mains & Appurtenances, recorded in Instrument No. 20070522-0061016; Easement for Sanitary Sewer/Storm Drainage, recorded in Book 9487, Page 908; Easement for Transmission Lines, recorded in Book 4215, Page 632; Easement for Tennessee Valley Authority, recorded in Instrument No. 20040702-0079201 (150 ft. described in deed); Rights of other parties in and to the Family Cemetery located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Instrument No. 20040702-0079201; Easement for the flow of the waters of the Mill Creek and the rights of the public therein; and Stormwater Detention Agreement recorded at Instrument Nos. 20031104-0161896 and 20070430-0050843, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5568 Hickory Park Drive, 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 hand this 27th day of September, 2016

Amy M Harrison

AMY M. HARRISON

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 Amy M. Harrison, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of September, 2016.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017