Davidson County	DEEDWARR
Recvd: 11/03/16 08:17	3 pgs
Fees:18.00 Taxes:592.00	
20161103-0116159	

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 31st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 3/26/17

(AFFIX SEAL)

LAURIE DAMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ganesh Subba	New Owner	175060A13400CO
(NAME)	(NAME)	
5177 Preserve Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Lindsay Smith f/k/a Lindsay A. Farnow and Thomas Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ganesh Subba and Buddhi Majhi, 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:

Being all of Lot No 90 (ninety) on the plan of Final Plat, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision" according to plat and survey appearing of record in Instrument 20061031-0135248, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of location and description of said lot

Being the same property conveyed to Lindsay A. Farrow, a single person, n/k/a Lindsay Smith, by Warranty Deed from Old South Properties, Inc., a Tennesee corporation, of record in Instrument No. 20090211-0012064, Register's office for said county.

Thomas Smith, spouse of the said Lindsay Smith, joins in this conveyance to relinquish any rights he may have to the above described property, especially marital right.

unimproved ☐

This is improved ☑ property, known as 5177 Preserve Boulevard, Nashville, 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 31st day of October, 2016.

Lindsay Smith

Thomas Smith

State of Tennessee
County of Williamson

Personally appeared before me Lindsay Smith, AND Thomas Smith KR with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 11355

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

