WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/28/19.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric R. Anderson and Amy Anderson	Same as new owner	083-05-0-217.00
(NAME)	(NAME)	
1114 Stratton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(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, RAVI GUPTA, UNMARRIED AND AWADHESH GUPTA, UNMARRIED, AS JOINT TENANTS IN COMMON, HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ERIC R. ANDERSON AND AMY ANDERSON, HUSBAND AND WIFE, 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(s) 18, Block "B", as shown on the map entitled Subdivision of Calvin Davis Lot, of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAVI GUPTA, UNMARRIED AND AWADHESH GUPTA, UNMARRIED, AS JOINT TENANTS IN COMMON, by deed from CHRISTINIA M. ROMAN, TRUSTEE OF THE CHRISTINA M. ROMAN REVOCABLE TRUST U/T/A DATED OCTOBER 6, 2005, of record in Instrument No. 20130802-0080635, dated July 30, 2013, and Affidavit in Instrument No.20130812-0084508, dated August 8, 2013, said Register's Office.

This conveyance is subject to: 2016 property taxes which are due, but not yet delinquent; all matters as shown on the map entitled Subdivision of Calvin Davis Lot, of record in Plat Book 57, Page 85, Register's Office for said county; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160114086 DEEDWARR
Recvd: 12/28/16 12:46 2 pgs
Fees:13.00 Taxes:1831.50



20161228-0136304

unimproved ☐

This is improved ☒ property, known as 1114 Stratton Avenue, Nashville, TN 37206

(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 our hands this 20th day of December, 2016.

Ravi Gupta

Awadhesh Gupta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ravi Gupta and Awadhesh Gupta, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 20th day of December, 2016

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18