11662

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

File Number: 1612619

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Subscribed and sworn to before me, this 22nd day of December, 2016.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Steve Allen Markham and Bobbie Edmondson Markham	New owner	161130b 202000
202 Brushy Creek Lane		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sumedh Chaudhary and Meenal Chaudhary, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Steve Allen Markham and Bobbie Edmondson Markham, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 202 on the Plan of Creekside at Brentwood, as shown on Final Plat of record in Instrument No. 20090730-0071237, 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 Meenal Chaudhaury and Sumedh Chaudhary, wife and husband, by Deed from Amy Arnold Martin, married, dated November 30, 2012, of record in Instrument No. 20121212-0114638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X___improved ___unimproved property known as 202 Brushy Creek Lane, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20160114248 DEEDWARR
Recvd: 12/28/16 14:40 2 pgs
Fees:13.00 Taxes:1017.50
20161228-0136491

MC SC

WITNESS my hand this 22 day of December, 2016.

Sumedh Chaudhary

Sumedh Chaudhary

Meenal Chaudhary

Meenal Chaudhary

State of GEORGIA
County of FULTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sumedh Chaudhary and Meenal Chaudhary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 22 day of December, 2016.

Hollie K. Spofford

Notary Public at Large
My Commission Expires: June 25, 2018

HOLLIE K SPOFFORD
MY COMMISSION EXPIRES
JUNE
25
2018
FULTON CO., GEORGIA
NOTARY PUBLIC