Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170035839 DEEDWARR
Recvd: 04/28/17 08:43 2 pgs
Fees:13.00 Taxes:1013.80
20170428-0041734

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17072

Send Tax Bills To:
New Owner
PO Box 128402
Nashville, TN 37212

New Owner is:
Dileep Sachan
615 Galaxie Dr.
Nashville, TN 37209

MAP: 102-03-0-013.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thuy-Tien Pham Le,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dileep Sachan, married,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **615 Galaxie Drive, Nashville, TN 37209**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1088 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thuy-Tien Pham Le, unmarried, by Warranty Deed from Barbara J. Cathey, unmarried, dated 2/1/16 and recorded 2/8/16 in Instrument Number 20160208-0011772; and the same property previously conveyed to Barbara J. Cathey, unmarried and Beulah Mae Proffitt Lehman, unmarried, as joint tenants with the right of survivorship, and not as tenants in common, by Warranty Deed from Mary C. Helmontaller, nka Mary C. Helmontaller Goins, married (joined by her spouse, Dennis K. Goins), dated 7/17/98 and recorded 7/20/98 in Book 11026, Page 551, Register's Office for Davidson County, Tennessee.

Subject property having never been the primary residence of Grantor.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of April, 2017.

GRANTOR(S):

THUY-TIEN PHAM LE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thuy-Tien Pham Le**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of April, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of April, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____