Bill Garrett Davidson County
Batch# 2696 DEEDWARR
09/20/2017 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20170920-0096505

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chandra Mahat	US Bank NEW OWNER	164 13 0 139.00
(NAME)	(NAME)	
6012 Monroe Crossing	7601 Penn Ave S. Ste A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Six Thousand And No/100 Dollars ($226,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Talisha Tucker, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chandra Mahat, a single man**, 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 No. 129 on the Plan of Asheford Crossing Section Three, of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Courtney Baugh by Warranty Deed from US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2005-AR1 dated August 21, 2008 and recorded October 8, 2008 as Instrument No. 20081008-0102212, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Talisha Tucker, unmarried by Warranty Deed from Courtney Baugh, unmarried dated February 22, 2016 and recorded February 24, 2016 as Instrument No. 20160224-0017689, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded as Instrument No. 20160323-0027515, in said Register's Office for Davidson County, Tennessee.*

File Number: FRN-176443SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6012 Monroe Crossing, Antioch, TN 37013

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, has 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 the 18th day of September, 2017

Talisha Tucker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Talisha Tucker, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

File Number: FRN-176443SSO

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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY