3

RETURN TO:
PREPARED BY:
BANKERS TITLE AND ESCROW
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Bill Garrett Davidson County
Batch# 70814 DEEDWARR
03/19/2018 01:44:19 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20180319-0025748

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 03.03.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashish K. Tripathi	New Owner	172-10-0B-036.00-CO
(NAME)	(NAME)	
6712 Christiansted Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **M. Lewis Mason and wife, Donna L. Mason**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashish K. Tripathi,unmarried**, EREINAFTER 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. 36 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to M. Lewis Mason and wife, Donna L. Mason by Warranty Deed dated 01/04/2002 from Don B. Smithson of record in Instrument 200201100004098, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6712 Christiansted Lane, Nashville, TN 37211
(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 16th day of March, 2018.

M. Lewis Mason by Phyllis Webb his Attorney-in-fact

M. Lewis Mason by Phyllis Webb, his attorney-in-fact pursuant to Power of Attorney of record in Book _____, Page 20180319-0025746, Register's Office for ~~Wilson~~ Davidson County, Tennessee.

Donna L. Mason by Phyllis Webb her attorney-in-fact

Donna L. Mason by Phyllis Webb, her attorney-in-fact pursuant to Power of Attorney of record in Book _____, Page 20180319-0025747, Register's Office for ~~Wilson~~ Davidson County, Tennessee.

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Phyllis Webb** and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **M. Lewis Mason**, being authorized to act on behalf of said person, **she** executed the foregoing instrument as **her** free act and for the purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2018.

S. Nixon Pressley

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Phyllis Webb** and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Donna L. Mason**, being authorized to act on behalf of said person, **she** executed the foregoing instrument as/**her** free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of March, 2018.

My Commission Expires: 02/10/2021

S. Nixon Pressley

Notary Public: S. Nixon Pressley

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE