WARRANTY DEED

Bill Garrett Davidson County
Batch# 88225 DEEDWARR
05/04/2018 11:09:31 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20180504-0042741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kshipra Singh and Mukul Kumar Mittal	SAME	
(NAME)	(NAME)	
413 Springer Court		160-16-0B-141.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **WESLEY H. MOTLEY AND TAMARA H. TREXLER-MOTLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KSHIPRA SINGH AND MUKUL KUMAR MITTAL, HUSBAND AND WIFE,** 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. 98 on the Plan of Revision One, Section Two, Brentwood Chase of record in Plat Book 9700, Pages 945 through 948, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tamara Trexler-Motley and Wesley H. Motley, wife and husband, by Quitclaim deed from Tamara Trexler-Motley, a married woman, who acquired title as Tamara Trexler Robinson, a single woman, joined by her spouse Wesley H. Motley, of record in Instrument No. 20070514-0057432 Register's Office for Davidson County, Tennessee, dated April 20, 2007.

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

unimproved
This is improved x property, known as 413 Springer Court, Brentwood, TN 37027
(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 my hand this 30th day of April, 2018

WESLEY H. MOTLEY

TAMARA H. TREXLER-MOTLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley H. Motley and Tamara H. Trexler-Motley, the bargainor, 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 this 30th day of April, 2018.

Commission expires: 11/5/19

Notary Public