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

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Bill Garrett Davidson County
Batch# 135661 **DEEDWARR**
08/31/2018 02:10:24 PM 2 pgs
Fees: $13.00 Taxes: $714.10

20180831-0086743

Affiant

Subscribed and sworn to before me, this 28th day of August, 2018.

Notary Public
My commission expires:

07-1807-86852

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Swapnil Ghike 912 Birchmill Point S Antioch TN 37013	Swapnil Ghike 444 Saratoga Ave Apt 35H Santa Clara, CA 95050	175-06-0-A-024.00

WARRANTY DEED

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, **Adreena B. Perry and Alex Perry, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Swapnil Ghike and Priyanka Kukade**, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being all of Lot No. 24 (Twenty Four) on the plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Adreena B. Perry and Alex Perry, wife and husband, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 22, 2010, recorded March 2, 2010, of record in Instrument No. 20100302-0016030, 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 improved property known as **912 Birchmill Point S, 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, 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.

WITNESS my hand this 28th day of August, 2018.

Adreena B. Perry

Alex Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Adreena B. Perry and Alex Perry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of August, 2018.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

