WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 983,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 7-26-21

(Affix Seal)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 143877 DEEDWARR
09/21/2018 12:39:30 PM 2 pgs
Fees: $13.00 Taxes: $3,637.10
20180921-0093771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Kennon Askew Stephanie L. Askew	Bank of America	159-02-0-054
(NAME) 105 Havering Chase	(NAME) 4500 Amon Carter Blvd	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Ft. Worth, TX 76155	
(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, **Pran Datta and Arunima Datta, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Kennon Askew and Stephanie L. Askew, 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. 63 on the Plan of Hounds Run, of record in Book 6900, pages 167 through 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 290.78 feet on the Broken Northeasterly Margin of Havering Chase and extends back 344.55 feet on the Northerly line and 184.79 feet on the Southerly line to a dead line in the rear, measuring 154.70 feet thereon.

Being the same property conveyed to Pran K. Datta and Arunima Datta, husband and wife by Deed from Mary Jane Huffines and Cynthia Mai Huffines Schulert, Co-Trustees of the Aileen Tidwell Huffines Family Trust, recorded May 11, 0007, in Instrument Number 20070531-0064530, in the Official Records of 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.

This is Improved property, known as **105 Havering Chase** (House Number) (Street) (P.O. Address) **Nashville** (City or Town) **TN** (State) **37215** (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 14th day of September, 2018.

PKDatta
Pran K. Datta

Arunima Datta
Arunima Datta

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Pran K. Datta and Arunima Datta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2018.

Robert L. Scruggs
Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201809210093771