# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/16/01 08:58 2pgs
Fees:13.00 Taxes:123.95

20010816-0088453

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Pinson, P.C., [redacted]pad, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mallappa Gowda | Mallappa Gowda | 102-7-A-4CO |
| (NAME) | (NAME) | |
| 77 Orchard Hill Road | 77 Orchard Hill Road | |
| (ADDRESS) | (ADDRESS) | |
| Fayetteville, TN 37334 | Fayetteville, TN 37334 | |
| (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, **GEORGE KALUDIS AND WIFE, EUGENIA L. KALUDIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALLAPPA GOWDA, A MARRIED PERSON** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Apartment Unit J-10 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et. Seq as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium or record in Book 5200, Page 430, said Register's Office, for a more complete indentification and description of such Unit.

BEING the same property conveyed to George Kaludis and wife, Egugenia L. Kaludis by deed from Freeman Webb Developers, Inc. of record in Book 5924, Page 31, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 6680 Charlotte Pike J-10, Nashville, TN 37209
(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 21st day of June, 2001.

George Kaludis
By: Bill Kaludis, his attorney-in-fact

Eugenia L. Kaludis
By: Bill Kaludis, her attorney-in-fact

STATE OF TENNESSEE

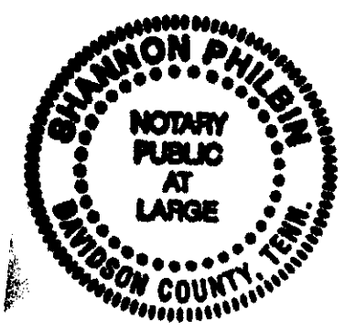
COUNTY OF DAVIDSON

Before me, the undersigned, A Notary Public in and for the State and County aforesaid, personally appeared Bill Kaludis with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named George Kaludis and Eugenia L. Kaludis and being authorized to act on behalf of said persons, he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public




My Commission Expires JULY 26, 2003