Box 13

#5842

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

KC K
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2003.

BM Triplett
Notary Public

MY COMMISSION EXPIRES: May 27, 2007.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Craig Brooks	Columbia National, Inc.	161-5A-33.00CO
(NAME) 812 Ashlawn Place	(NAME) PO Box 3050	
(ADDRESS) Nashville, TN	(ADDRESS) Columbia, MD 21046-3050	
(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,

BALJIT SOOD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIAN CRAIG BROOKS, AND wife Jill Brooks

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:

A certain tract or parcel of land in Davidson County, Tennessee, Described as follows to-wit:
Being Unit No. B-12, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Baljit Sood by deed from Kalpathi R. Ramachandran, married of record in Instrument No. 20020716-0085393, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 812 Ashlawn Place, Nashville, TN

(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/our hand(s) this 18th day of June, 2003.

Baljit Sood
Baljit Sood by his attorney in fact Bhupinder S. Sood

by Bhupinder S Sood
Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/25/03 14:07 2pgs
Fees:13.00 Taxes:185.00

20030625-0087341

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Bhupinder S. Soot to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of Baljit Sood acknowledged the he/she executed the same by Power of Attorney, as the free act and deed of said Baljit Sood.

Witness my hand and seal, at this office in Brentwood, Tennessee, this 18th day of June, 2003.

My Commission Expires:
5-27-07

Sharon L. Riney
Notary Public

