File #200350727

Davidson County DEEDWARR
Recvd: 09/11/03 12:28 2pgs
Fees:13.00 Taxes:238.65

20030911-0133356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/25/03

(AFFIX SEAL)

JULIA A. HIATT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arunkumar Satikunvar	Wilson Bank & Trust	Map 108-8-B-0
(NAME) 1102 Quail Court	(NAME) Andrew Jackson Parkway	Parcel 004.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **TERRY BRYAN SADLER AND VICKIE LYNN DISSLER AND LISA RAY AND JASON STAN HART AND CARRIE L. ALLEN AND JOHN PAUL SADLER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ARUNKUMAR SATIKUNVAR, [redacted] MARRIED**, 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 all of Lot No. Unit 4, Lot 8, on the Plan of Section 2, Phase II, Quail Valley, a horizontal property regime as shown on the condominium site plan, as shown by plat appearing of record in Plat Book 5200, Page 395, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Paul B. Sadler and wife, Carolyn L. Sadler by Warranty Deed of record in Book 5909, Page 599, Register's Office for Davidson County, Tennessee. The said Paul B. Sadler died on January 20, 1990. The said Carolyn L. Sadler, a/k/a/ Carolyn Carelene Sadler died intestate on March 13, 2001 leaving Lisa Ray, Terry Bryan Sadler, Vickie Lynn Dissler, John Paul Sadler, Carrie L. Allen and Jason Stan Hart as her heirs at law as evidenced by File No. 02P-1773 in the Office of the Clerk for Probate Court for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 4800, Page 254, Book 5753, page 562, and Book 5857, Page 372, Master Deed of record in Book 5857, Page 371, Re-recorded in Book 5837, Page 502 and Book 5869, Page 814, and amended in Book 5884, Page 534; and, any and all matters shown on plat of record in Plat Book 5200, Page 395; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1102 Quail Court, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 9th day of September, 2003.

Terry Bryan Sadler

Vickie Lynn Dissler

Lisa Ray

Jason Stan Hart

Carrie L. Allen

John Paul Sadler

STATE OF Tennessee **COUNTY OF Davidson**

Before me, the undersigned Notary Public, personally appeared Terry Bryan Sadler and Vickie Lynn Dissler and Lisa Ray and Jason Stan Hart and Carrie L. Allen and John Paul Sadler, all the heirs at law of Carolyn Carelene Sadler, deceased. who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of September, 2003.

Notary Public

My Commission Expires: 10/25/03

DAVIDSON COUNTY TENN. NOTARY PUBLIC LARGE SEAL

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076