Davidson County DEEDWARR
Recvd: 07/18/05 10:56 2 pgs
Fees:13.00 Taxes:1017.50

20050718-0083001

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$275,000.00.

R. Kumar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28 DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:

JAMES TRAHAN NOTARY PUBLIC DeKALB COUNTY, GA

JAMES TRAHAN NOTARY PUBLIC EXP. Feb. 18, 2006 DeKALB COUNTY, GA

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
AMY K. HORNSBY **112 Hampton Place** **Nashville, TN 37215**	Same as Owner	**117-7-C-112** **7DA 90514**

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 **I, RICH KUMAR, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **AMY K. HORNSBY**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 112 on the plan of Hampton Place Townhomes, of record in Book 5200, page 421, Register" Office for said County and to which plan reference is hereby made for a more complete description thereof erroneously designated Unit 12 in the prior conveyance.

BEING the same property conveyed to Rich Kumar, unmarried, by deed from Calvin B. Reed, unmarried, of record in Book 10029, page 680, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5891, Page 897, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This property is improved known as 112 Hampton Place, Nashville, Tennessee 37215

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 hand this 28 day of JUNE., 2005.

R. Kumar

RICH KUMAR

STATE OF GEORGIA)

COUNTY OF Fulton)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICH KUMAR, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Georgia, this the 22 day of June, 2005.

NOTARY PUBLIC

My Commission Expires:



