05-1405

39-B

1 of 2

WARRANTY DEED

P-05-1217

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS, GREATER, FOR THIS TRANSFER IS $285,909.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-8-09

(AFFIX SEAL)

EMILY C. CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Edward Griner	SunTrust Mortgage	
1217 Wexford Downs Lane (ADDRESS)	201 4th Avenue North (ADDRESS)	172-14-A-74.00CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SREEDHAR GOPALAKRISHNAN AND WIFE, SUMATHY KRISHNAMURTHY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TODD EDWARD GRINER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 21 on the plan of Section Two, Wexford Downs , of record in Book 9700, page 593 & 594, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sreedhar Gopalakrishnan and Sumathy Krishnamurthy, husband and wife, , by Deed from Beazer Homes Corporation, DBA Phillips Builders, a Tennessee Corporation, dated October 21, 2002, of record in Instrument Number 20021025-0131182, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1217 Wexford Downs Lane, Nashville, Tennessee 37211
(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 1st day of September, 2005.

Sreedhar Gopalakrishnan

Sumathy Krishnamurthy

Davidson County DEEDWARR
Recvd: 09/02/05 15:32 2 pgs
Fees:13.00 Taxes:1057.83

20050902-0106051

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Sreedhar Gopalakrishnan and wife, Sumathy Krishnamurthy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of September, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800