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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25024-01-2006**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Georgette R. Kennedy Affiant Subscribed and sworn to before me this 12th day of January, 2006. Ann M. Ledet Notary Public My Commission Expires: 7/01/09

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Sushil K Bendale and Vaishali S Patil 713 Winsley Place Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.172.13-0A Parcel No. 082.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Gallagher and wife, Jane A. Gallagher**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sushil K. Bendale and wife, ~~Vasihali~~ *Vaishali S. Patil** unmarried ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 713 Winsley Place, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2006.

David Gallagher

Jane A. Gallagher

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Gallagher and Jane A. Gallagher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2006.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/27/06 10:02 2 pgs
Fees:13.00 Taxes:1128.50

20060127-0010495

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Two Williams Grove, as of record in Plat Book 9700, pages 905-906, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Gallagher and wife, Jane A. Gallagher by Deed dated, 6/2/00 from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership of record in Instrument No. 200006070056950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Williams Grove Homeowners Association, Inc., of record in Book 10741, page 678, amended in Book 11167, page 755, Book 11643, page 316, supplemented in Instrument No. 199912060300190 and amended in Instrument No. 20010514-0049490, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Williams Grove Homeowners Association, Inc. of record in Instrument No. 20010514-0049489, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Williams Grove Homeowners Association, Inc. of record in Book 10741, page 671, amended in Instrument No 20010618-0064214, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 520, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.