WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/06 13:17 3 pgs
Fees:17.00 Taxes:943.50

20060130-0011338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
DANIEL KEITH ABNER	SAME	128-12-A
(NAME) 320 OLD HICKORY BLVD, #1610		89.00CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAVISH V. BHATTIPROLU AND WIFE, VIDYA S. BHATTIPROLU, MARRIED

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

DANIEL KEITH ABNER, A SINGLE MAN

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 Unit No. 89 Bld. No. 16 on the Plan of Section I, Phase IB, Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve of record in Instrument # 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of record in Instrument # 20030108-0003688, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ravish V. Bhattiprollu and wife, Vidya S. Bhattiprolu, by Warranty Deed dated 6/2/2004, from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, of record in Instrument # 20040604-0066384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd, #1610, Nashville, TN 37221

(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 t

The singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of JANUARY 2006.

RAVISH V. BHATTIPROLU

VIDYA S. BHATTIPROLU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 26th day of January 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAVISH V. BHATTIPROLU, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January 2006. My Commission expires: 9/2008

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF CALIFORNIA

COUNTY OF _____

I hereby certify that on this 26th day of January 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIDYA S. BHATTIPROLU, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at _____, CALIFORNIA this 26th day of January 2006.
My Commission expires:

Notary Public

Witness our hands this 26th day of JANUARY 2006.

RAVISH V. BHATTIPROLU

VIDYA S. BHATTIPROLU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 26th day of January 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAVISH V. BHATTIPROLU, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January 2006. My Commission expires:

Notary Public

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

I hereby certify that on this 26th day of January 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIDYA S. BHATTIPROLU, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at BURLINGAME, CALIFORNIA this 26th day of January 2006.
My Commission expires:

Notary Public

J. TASTO
COMM. # 1470580
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
COMM. EXP. MARCH 13, 2008