WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/02/06 14:15 2 pgs
Fees:13.00 Taxes:873.20

20060202-0013189

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4895

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soren Kiilerich	Soren Kiilerich	117-07-0-K-030.00 CO
(NAME)	(NAME)	
6029 Ashland Dr.	Same as owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Selvi N. Palaniappan, unmarried HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soren Kiilerich, married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3359 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record at Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, page 431, as amended in Instrument Number 20040616-0071447; Instrument Number 20050105-0001979; and Instrument Number 20050330-0034571, as of record in the Register's Office for said county, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Selvi N. Palaniappan by Warranty Deed from Crestmoor Properties, a Tennessee General Partnership, f/k/a Crestmoor Properties, L.P., dated August 30, 2004, of record in Instrument Number 20040913-0110223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3359 Golf Club Lane, Nashville, TN 37215
(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 hand this 27th day of January, 2006.

Selvi N. Palaniappan

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Selvi N. Palaniappan the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ATLANTA, GEORGIA this 27th day of January, 2006.

Commission expires:

EYNOUX NOTARY PUBLIC COBB COUNTY GEORGIA

EYNOUX
Notary Public, Cobb County, Georgia
My Commission Expires April 23, 2007

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027