BOX 13
11720

Davidson County DEEDWARR
Recvd: 07/06/06 12:01 2 pgs
Fees:13.00 Taxes:629.00

20060706-0080872

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2509
(AFFIX SEAL)

G-HARP-06-2722

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley Allen	Fifth Third Mortgage Co. (NAME)	
2722 Linmar Avenue, Unit 8 (ADDRESS)	336 MAIN Street (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN. 37064 (CITY) (STATE) (ZIP)	104-14D-8.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOTHI GOVINDAN AND SARAVANAPRIAH NADARAJAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLEY ALLEN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING ALL OF UNIT NO. 8, ON THE PLAN OF LINMAR PLACE II CONDOMINIUMS, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN PLAT BOOK 7599, PAGE 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF LINMAR PLACE II CONDOMINIUMS, FOR MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT, AS OF RECORD AS EXHIBIT C TO MASTER DEED OF RECORD IN BOOK 7599, PAGE 408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOTHI GOVINDAN AND SARAVANAPRIAH NADARAJAN BY WARRANTY DEED FROM CYNTHIA G. LUTHER, RECORDED ON THE 27TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051227-0153529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Matters shown on the Plan of record in Book 3500, page 137; Restrictive Covenants contained in instrument of record in Book 3873, page 966; Master Deed of Record in Book 7599, page 347, as corrected in Book 9810, page 981; Easement for the construction and maintenance of an electric power transmission line, underground sanitary sewer and ingress and egress of record in Book 4740, page 21; Shared Driveway Agreement of record in Book 7374, page 802; Deed of Easement for the placement and maintenance of a building of record in Book 8354, page 426; said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2722 Linmar Avenue, Unit 8, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of June, 2006.

Jothi Govindan

Saravanapriah Nadarajan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jothi Govindan and Saravanapriah Nadarajan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903