Return to: First Title and Escrow Company,Inc.
File Number 25574

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 13:34 3 pgs
Fees:18.00 Taxes:688.94
20060711-0083225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Susan B. Mott
State of Tennessee
Notary Public
Williamson County

Notary Public

MY COMMISSION EXPIRES: 4-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dileep Mulamalla	SunTrust Mortgage, Inc.	Map 117-03, Group D, Parcel 246.00
(NAME)	(NAME)	
246 Hillsboro Place 246	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Irvine, CA 92619-7028	
(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, WE, Zhu Li, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dileep Mulamalla and wife, Dipti Lodaya, 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:

SEE ATTACHED EXHIBIT A

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 246 Hillsboro Place 246, 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 30th day of June, 2006.

Zhu Li

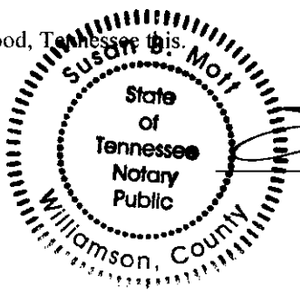
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zhu Li the bargainor (s), 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 at Brentwood, Tennessee this.

Commission expires: 1-16-08



Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, pages 751 through 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37 and amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to Zhu Li, unmarried by Warranty Deed dated April 30, 2004 from Lee C. Pearre Patnaik, Married of record in Instrument No. 20040511-0053466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
Charter of Incorporation of Hillsboro Station Homeowner's Association of record in Book 6747, page 6, Register's Office for Davidson County, Tennessee.
Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Station, of record in Book 6740, page 37 and amended in Book 8140, page 689, Register's Office for Davidson County, Tennessee.
Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 468 and 909 and in Book 4158, page 34, Register's Office for Davidson County, Tennessee.
All matters appearing on the Plan of record as Book 6250, pages 751 through 753, Register's Office for Davidson County, Tennessee.
Easement for overhead line purposes of record in Book 6595, page 58, Register's Office for Davidson County, Tennessee.
Easement of record in Book 4633, page 468, Register's Office for Davidson County, Tennessee.
Easement for sewer of record in Book 3531, pages 572, 576 and 592, Register's Office for Davidson County, Tennessee.
Easement of record in Book 1877, page 581, Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Book 6629, page 452, Register's Office for Davidson County, Tennessee.