WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-25-2008
(AFFIX SEAL)

GRAHAM D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Davidson County DEEDWARR
Recvd: 07/14/06 14:05 2 pgs
Fees:13.00 Taxes:451.03

20060714-0085130

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Rothstein and Patricia Watkins	New Owner	
(NAME)	(NAME)	
3600 Hillsboro Road Unit G-10		117-11B-106
(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, WE, **GESHAN DHARSHANA ALWIS AND KARUNA JAYATHILAKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITA ROTHSTEIN AND PATRICIA WATKINS,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit G-10 on the Revised Plan of The Villager East Condominium Apartments, of record in Book 5200, page 235, as corrected in Book 5679, page 78, Register's Office for Davidson County, Tennessee, to which Plan and record thereof are incorporated herein and made a part hereof by reference, and are referred to for further description of said property.

Being the same property conveyed to Geshan Dharshana Alwis and Karuna Jayathilake, Tenants in Common by deed from Robert Belling and Kenneth J. Woodard, of record as Instrument No. 20060526-0062267-, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 235, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5457, page 298 and Book 5553, page 336, said Register's Office.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 3600 Hillsboro Road Unit G-10, 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 our hands this 10th day of July, 2006.

Geshan Dharshana Alwis

Karuna Jayathilake

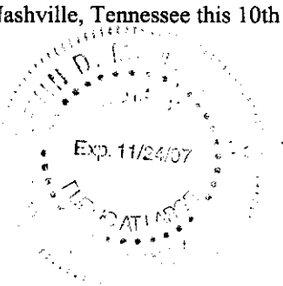
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geshan Dharshana Alwis and Karuna Jayathilake, the bargainors, 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 and official seal at Nashville, Tennessee this 10th day of July, 2006.

Commission expires:



Notary Public