Return To: Castleman Title
110 Glancy St., Ste. 112
Goodlettsville, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/06 10:14 2 pgs
Fees:13.00 Taxes:486.55
20060721-0088140

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$131,500.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2006.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George Giourof	Flagstar Bank, FSB	**Map 095-05-0-B, Par 016CO**
150 Lake Park Drive ~~2120 Lebanon Pike, #16~~	5151 Corporate Dr.	
Hendersonville, Tn 37075 ~~Nashville, TN 37210~~	Troy, MI 48098	

FOR AND IN 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,

Suneel Kalavala and Padmini Kalavala, husband and wife

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

George Giourof, married

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. 16, in Phase One, on the Declaration of Covenants, Conditions and Restrictions and By-Laws of Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Suneel Kalavala, a married person, by Deed from York Construction, LLC, a limited liability company, of record in Instrument No. 20030527-0071345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Suneel Kalavala and Padmini Kalavala, pursuant to a Power of Attorney executed by same on the 7th day of June, 2006, of record in Instrument No. 20060721-0088139, Register's Office for Davidson County, Tennessee

This is Improved (X) Unimproved (____) property, known as: **2120 Lebanon Pike, #16, Nashville, TN 37210**

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/our hand(s) this **13th** day of **July, 2006.**

Suneel Kalavala
Suneel Kalavala
By: Jerry Nail, Atty in fact
Jerry Nail, Attorney-in-Fact

Padmini Kalavala
Padmini Kalavala
By: Jerry Nail, Atty in fact
Jerry Nail, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jerry Nail,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Suneel Kalavala and Padmini Kalavala,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Suneel Kalavala and Padmini Kalavala** for the purpose therein contained, by signing the name of **Suneel Kalavala and Padmini Kalavala** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2006

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08