Davidson County DEEDWARR
Recvd: 09/13/06 08:38 2 pg
Fees:13.00 Taxes:407.00



20060913-0113103

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Nick Baumhardt 929 Ilawood Drive Nashville, TN 37211	Realty Mortgage 215 Lafluence Dr. Flowood, MS 39232	162-13-0-195.00

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, **Rebekah A. Arora and husband, Brandon J. Arora**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Nick Baumhardt**, _____, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61A on the Plan of the Zone Lot Division of Lots 60-63, Dreamland Estates Southeast (Section Two), as of record in Book 6900, page 50 as amending Book 5200, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Rebekah A. Arora and husband, Brandon K. Arora from April D. Hefner by deed dated 3/29/04 of record in Instrument No. 20040402-0037260, said Register's Office.

This is improved property known as: 929 ILAWOOD DRIVE, NASHVILLE, TN 37211

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. Whenever 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 31st day of August, 2006.

REBEKAH A. ARORA

BRANDON J. ARORA

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Rebekah A Arora and Brandon J Arora, 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 within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31st day of August, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY