Davidson County DEEDWARR
Recvd: 11/13/06 10:03 3 pgs
Fees:18.00 Taxes:860.62

20061113-0140064

This instrument prepared by:

Attorney at Law
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207
(502)315-1650

When recorded mail to:
First American Title Insurance Co.
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207

File No.: **2087-1284819**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of August, 2006**, by and between **Jenny L. Jones, a single woman**, party of the first part, and **Neelima Kothacheruvu, a single woman**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 88, on the Plan of Section Three, Westchase of record as Instrument 200401040013784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; and

Being the same property conveyed to Jenny L. Jones, unmarried, by Deed dated November 22, 2004, and recorded December 13, 2004, as Instrument 20041213 in the Office aforesaid.

* 0149022 NK

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **114070B100.00**
Improved OR
Unimproved property located at: **1241 West Running Brook Road, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Jenny L. Jones

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jenny L. Jones, a single woman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of August, 2006.**

My Commission Expires: 4/30/09

Notary Public Yolanda A Burns

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Owner's Name: **Neelima Kothacheruvu**

and Address: **1241 West Running Brook Road**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Advent Mortgage
305 North Hurstbourne Lane
Louisville, KY 40222

Prepared By:
First American Title Insurance Company
Shawn R. Freibert
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207
502.315.1650

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$232,600.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of August, 2006.**

Notary Public Yolanda A Burns

My Commission Expires: 4/30/09