Davidson County DEEDWARR
Recvd: 04/17/07 15:16 2 pgs
Fees:13.00 Taxes:860.25

20070417-0045942

B04 36
22403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2007.

Notary Public

WARRANTY DEED

B-JS-07-3135

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires May 22, 2010
STATE OF TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Eileen Upton	same	
3135 Long Blvd., Unit B	(NAME)	104-2-J-2.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GESHAN ALWIS, Married AND KARU JAYATHILAKE, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY EILEEN UPTON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. B, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WEST END PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6991, PAGE 914, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 20 ON THE PLAN OF REVISED MAP OF WEST END PARK OF RECORD IN PLAT BOOK 421, PAGE 83, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GESHAN ALWIS AND KARU JAYATHILAKE BY WARRANTY DEED FROM HOPE HAMRIN, RECORDED ON THE 28TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060828-0106287, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3135 Long Boulevard, Unit B, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 April, 2007.

Geshan Alwis

Karu Jayathilake

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geshan Alwis, the within named bargainor, 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, this the 13th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karu Jayathilake, the within named bargainor, 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, this the 13th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903