This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070228

Davidson County DEEDWARR
Recvd: 05/07/07 16:13 3 pgs
Fees:18.00 Taxes:499.13

20070507-0054951

Send Tax Bills To:
Same

New Owner is:
Liju John Varghese
5839 Brentwood Trace
Brentwood, TN 37027

MAP: 160-14-0B

PARCEL: 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Talon C. Scholten, unmarried and Patrick Everett, unmarried**,, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Liju John Varghese, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5839 Brentwood Trace, Brentwood, TN 37027**

Exhibit A

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County Unit No. 5839 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for said County, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made . The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said county, amendment to Master Deed in Book 5524, Page 510, and amendment to By- Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Chris D. Ousley, unmarried by deed from Sherry Denise Turbyfill, unmarried of record in Book 9287, page 353, Register's Office for Davidson County, Tennessee.
Diane Ousley, wife of Chris D. Ousley, joins herein for the sole purpose of conveying all right, title and interest she may have in said property whether arising by virtue of marriage or otherwise.

Being the same property conveyed to Talon C. Scholten and Patrick Everett, both unmarried, tenants in common, from Chris D. Ousley, married, by deed dated September 10, 2004 and recorded in Instrument No. 20040914-0110568, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

P.E. TS

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of May, 2007.

GRANTOR(S):

TALON C. SCHOLTEN

PATRICK EVERETT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Talon C. Scholten, unmarried and Patrick Everett, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 3rd day of May, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$134,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 3rd day of May, 2007.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: _____