RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 12:35 2 pgs
Fees:13.00 Taxes:917.60
20070621-0074265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SOARES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Ave South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skyler A. Dalley and Denver Dalley tenants in common with right of survivorship	Same as new	
(NAME) 113 Fairmont Pl.	(NAME) owner	Map 104-6-O-G
(ADDRESS) Nashville, TN 37203	(ADDRESS)	Parcel 13-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **ANUP SABHARWAL, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SKYLER A. DALLEY AND DENVER DALLEY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 113 on the Plan of Fairmont Square I Condominiums, of record in Plat Book 6250, page 310, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fairmont Square Condominium Association, a horizontal property regime established by Master Deed of record in Book 6445, page 612, as amended in Book 6484, page 111, and Book 6653, page 895, said Register's Office.

Being the same property conveyed to Anup Sabharwal, a single person, from Diana Key Hardinge, a single person, by Warranty Deed dated 04/16/04, of record in Instrument No. 20040421-0045517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 113 Fairmont Place, Nashville, TN 37203

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 our hands this 15th day of June, 2007.

Anup Sabharwal, by Carrie Linn, his attorney in fact

Anup Sabharwal, by Carrie Linn his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, **Carrie Linn,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Anup Sabharwal,** and who acknowledged that he/she executed the same as the free act and deed of **Anup Sabharwal.**

In witness whereof, **Carrie Linn,** as attorney-in-fact for **Anup Sabharwal,** pursuant to Power of Attorney recorded in Instrument No. 20070621007426 5, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of **Anup Sabharwal,** this 15th day of June, 2007.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/16/09