Davidson County DEEDWARR
Recvd: 08/08/07 10:09 2 pgs
Fees:13.00 Taxes:714.10

20070808-0094779

WARRANTY DEED

B-KARU-07-154

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Ajanta Roy
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8. 2010

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
Ajanta Roy	SunTrust Mortgage, Inc.	
204 Fairmont Court	(NAME) 201 4th Avenue North, 7th Floor	117-3-C-154.00CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37219	
(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 KARTHIKEYAN NAGARAJAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AJANTA ROY A MARRIED WOMAN, 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 154, HILLSBORO PLACE CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 725, AMENDED IN BOOK 5200, PAGES 757 AND 758, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6244, PAGE 394, AMENDED IN BOOK 6285, PAGE 209, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KARTHIKEYAN NAGARAJAN, UNMARRIED BY WARRANTY DEED FROM JON SHERIDON, ALTERNATIVE TRUSTEE FOR CFS INSURANCE AND SECURITY, MMP TRUST, RECORDED ON THE 3RD DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050603-0063501, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HILLSBORO PLACE, AS RECORDED IN PLAT BOOK 5200, PAGE(S) 725, AMENDED IN BOOK 5200, PAGES 757 AND 758, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

CHARTER OF HILLSBORO PLACE HOMEOWNER'S ASSOCIATION RECORDED IN BOOK 6265, PAGE 260.

DEED TO METRO GOVERNMENT OF DAVIDSON COUNTY AND NASHVILLE FOR SEWERS RECORDED IN BOOK 6255, PAGE 937.

CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING HILLSBORO PLACE CONDOMINIUM OF RECORD IN BOOK 6244, PAGE 394 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6285, PAGE 209; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON.

EASEMENTS RECORDED IN BOOK 5870, PAGE 33, BOOK 3531, PAGE 592, BOOK 4240, PAGE 209, BOOK 5221, PAGE 681, BOOK 4633, PAGE 468, BOOK 4653, PAGE 915, BOOK 4158, PAGE 34 AND BOOK 3965, PAGE 909.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 154 Hillsboro Place, Nashville, Tennessee 37215
(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 31st day of July, 2007.

Karthikeyan Nagarajan by John Gleaves attorney-in-fact

Karthikeyan Nagarajan

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2007, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Karthikeyan Nagarajan and who acknowledged he/she/they executed the same as the free act and deed of the said Karthikeyan Nagarajan.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

My Commission Expires: 3-8-10

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