Davidson County DEEDWARR
Recvd: 12/04/07 13:56 2 pgs
Fees:13.00 Taxes:407.00

20071204-0140394

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-SMI-07-2601F

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(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
Malanie K. Achchige	SUNTRUST MORTGAGE, INC.	
2601 Hillsboro Pike Unit F-10	(NAME) 201 FOURTH AVENUE, NORTH	
(ADDRESS) Nashville, TN 37212	(ADDRESS) NASHVILLE, TN 37219	117-3-B-89.00 CO
(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 KARUNA JAYATHILAKE, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MALANIE K. ACHCHIGE, A N UNMARRIED 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 F-10, THE VILLAGER CONDOMINIUMS APARTMENTS, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 201, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5434, PAGE 665, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KARUNA JAYATHILAKE, A MARRIED MAN BY WARRANTY DEED FROM JAMES D. CHAPPELL, JR., AN UNMARRIED MAN, RECORDED SEPTEMBER 6, 2007 IN INSTRUMENT NO. 20070906-0107188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 201; BOOK 5434, PAGE 708; BOOK 5441, PAGE 815; BOOK 5434, PAGE 665; BOOK 5487, PAGE 967; BOOK 4808, PAGE 424, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

☒ THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR.

unimproved ( )

This is improved (X) property, known as 2601 Hillsboro Pike Unit F-10, Nashville, Tennessee 37212

(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 28th day of November, 2007.

Karuna Jayathilake

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karuna 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 28th day of November, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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