Davidson County DEEDWARR
Recvd: 12/14/07 12:54 2 pgs
Fees:13.00 Taxes:847.30

20071214-0144054

WARRANTY DEED

B-ST-07-2135

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Md. Atiqur Rahman
Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/08
(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
MOHAMMAD A. RAHMAN	SunTrust Mortgage, Inc.	
2135 Acklen Avenue #3 (ADDRESS)	(NAME) 201 4th Avenue North, 7th Floor (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	104-11-L-3.00 CO

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, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOHAMMAD A. RAHMAN AND SHAMPA NASREEN, MARRIED, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3 ON THE PLAN OF LEXINGTON SQUARE CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6523, PAGE 387, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KARUNA JAYATHILAKE BY WARRANTY DEED FROM P. K. GEEVARGHESE AND WIFE, GRACE GEEVARGHESE, RECORDED ON THE 8TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000908-0089161, IN THE REGISTER'S OFFICE OF 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 6527, PAGE 743; BOOK 6523, PAGE 348, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS WAS INVESTMENT PROPERTY ONLY; NOT THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved (X) property, known as 2135 Acklen Avenue #3, 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 7th day of December, 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 7th day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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