WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nandakumar Bangalore Vittal	Regions Mortgage	Map 118-05
(NAME) 3214 Lealand Lane	(NAME) 417 – 20th Street N, 12th Floor	Parcel 163
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35203	
(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, I, **RAYMOND P. D'AMBROSIA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANDAKUMAR BANGALORE VITTAL AND SPOUSE, NAGAVIJAYA ORUGANTI,** 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 part of Lot No. 4 and part of Lot No. 5 on the Map of J. M. Kile's Subdivision of Lot No. 5 of the Noelton Property described as follows:

Beginning at a point in the east margin of Lealand Lane, said point being South 6 degrees 21' East 100 feet from the south right-of-way of the Tennessee Central Railway, thence North 86 degrees 51' West 171.4 feet to a point, thence South 6 degrees 21' East 66.4 feet to a point, thence North 89 degrees 27' West 170.00 feet to a point in the east margin of Lealand Lane, thence along the said east margin North 6 degrees 21' 76.6 feet to the point of beginning and the entire parcel containing an approximate total of 12,083 square feet.

Being the same property conveyed to Raymond P. D'Ambrosia, unmarried, by deed recorded June 1, 2006, from Scotney Douglas Evans and wife, Lisa E. Evans of record as Instrument No. 20060601-0064388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) easements of record in Book 4892, page 980 and Book 1850, page 205, said Register's Office; and (c) restrictive covenants of record in Book 1035, page 468, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/30/08 10:57 2 pgs
Fees:13.00 Taxes:1239.50
20080130-0009511

unimproved ☐

This is improved ☒ property, known as 3214 Lealand Lane, Nashville, Tennessee 37204

(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 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 my hand this 25th day of January, 2008.

Raymond P. D'Ambrosia by
Raymond P. D'Ambrosia, By Amy Adams Gowan, Attorney in Fact

Amy Adams Gowan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of January, 2008, before me personally appeared Amy Adams Gowan, to me known to be the person who executed the foregoing instrument on behalf of Raymond P. D'Ambrosia, and who acknowledged that she executed the same as the free act and deed of Raymond P. D'Ambrosia.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2008.

Commission expires:

Kathy Sneed
Notary Public

Notary Seal present,
but could not be reproduced.

Davidson County Register of Deeds