08-03-020

WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 1/3/11
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/16/08 12:02 3 pgs
Fees:18.00 Taxes:1082.25
20080416-0038466

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krishnan Subramanian	Bank of America	155160A23800C0
(NAME) 7024 Meadow Ridge Cir	(NAME) 9000 Southside Blvd Bldg 700	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 3rd day of August, 2007, by and between CHRISTELLA CHAVEZ, UNMARRIED, party of the first part, and Krishnan Subramanian & Ramaa Kuppaswamy, husband and wife, _____, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed toCCHRISTELLA CHAVEZ, UNMARRIED by deed from JAMES NORMAN HOLCOMBE, DR. AND WIFE, DIONNE S. HOLCOMBEAand filed for record in Instrument No. 20040108-0003303, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CHRISTELLA CHAVEZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHRISTELLA CHAVEZ, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of August, 2007.

Commission expires: 5/24/2008

Notary Public

WILLIAM SPENCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: 270700517

EXHIBIT A

BEING all of Lot No. 94, on the Plan of Traceside, Section Eight, as shown by plat appearing of record in Plat Book 9700, Page 659, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

EXHIBIT B

Subject to all matters as set forth per Plat Book 9700, Page 659, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9236, Page 504, Book 9435, Page 493, and amended in Book 9677, Page 675, Register's Office of said County.

By-Laws as shown of record in Deed Book 9668, Page 899, Register's Office for said County.

Charter for Traceside Homeowner's Association as shown of record in Book 9668, Page 894, Register's Office for said County.

Dedication of common area of record in Instrument No. 20000329-0031456.

Easement as shown of record in Deed Book 1306, Page 279, and Book 10053, Page 235 Register's Office for said County.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kris Morss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kris Morss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON