PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,900.00.

B Marion
*Affiant*

Subscribed and sworn to me on June 16, 2008.

NOTARY PUBLIC

Expiration of notary: 11-7-11

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/17/08 11:08 3 pgs
Fees: 18.00 Taxes: 784.03
20080617-0062273

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23268

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Sudeep T. Xavier<br>Narithookil S. Xavier | Compass Bank<br>401 West Valley Ave<br>Homewood, AL 35209 | 105-10-C-019.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elite Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto, Sudeep T. Xavier, unmarried and Narithookil Xavier, a married man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit located in Davidson, Tennessee, being Unit B-403 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 2007-731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being part of the same property conveyed to Elite Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 25, 2007, from New Urban Village Development, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070730-0090188 in the Register's Office for Davidson County, Tennessee. And being further conveyed to New Urban Village Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 31, 2005 from Alison Roihr, unmarried, Mitzi Delay, unmarried

and Chris Espander, unmarried, of record as Instrument No. 20050201-0011557, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County Taxes have been prorated by the parties and assumed by the Grantees.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838 and Instrument No. 20060825-0105391, said Register's Office.
5. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed was amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, and made applicable to the subject property by Instrument No. 20070731-0090822 in said Register's Office.
6. Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" of said Master Deed and as Instrument No. 20050524-0058684, Register's Office for Davidson County, Tennessee and Instrument No. 20050524-0058684, said Register's Office.
7. Matters shown on plan of record as Exhibit "B" to Second Supplement to the Master Deed of record as Instrument No. 20070731-0090822 in said Register's Office for Davidson County, Tennessee.
8. Assignment of Developer's Rights of record as Instrument No. 20070730-0090189 in said Register's Office.
9. Application to Combine Parcels of record as Instrument No. 20060822-0103541 in said Register's Office.
10. Stormwater Detention Agreement of record as Instrument No. 20060925-0118083 in said Register's Office.

11. Easements for sanitary sewers and/or storm drainage, water main, pumps and appurtenances of record as Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949 in said Register's Office.
12. Subject to the rights of others in and to the common elements.
13. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 702 Wedgewood Park, #B-403, Nashville, TN 37203.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands on June 16, 2008.

**Elite Homes, LLC, a Tennessee Limited Liability Company**

**By:** _____

**Richard W. Sebastian,**
**It's Authorized Representative**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 16, 2008, personally appeared before me, a Notary Public in and for the State and County aforesaid Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of Elite Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 16, 2008.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE