THIS INSTRUMENT PREPARED BY: **Equitable Title & Escrow, LLC** **7287 Carothers Road** **Nolensville, Tennessee 37135** **Record & Return To:** **Equitable Title & Escrow, LLC** **ET File No. 2008070031**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 4th day of August, 2008. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Sadhish K. Siva 2011 MG England Road Manchester, TN 37355	**Send Tax Bills To:** Countrywide Bank 1199 North Fairfax St. #500 Alexandria, VA 22314	**Tax Information:** Map and Parcel No.: 104020A01000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ember S. Freet Dunn, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sadhish K. Siva and wife, Anna Siva** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 201 Acklen Park Drive #10, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of August, 2008.

Ember S. Freet Dunn

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ember S. Freet Dunn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 08/05/08 11:06 2 pgs
Fees:13.00 Taxes:296.00

20080805-0080569

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Acklen Place Condominiums of record in Plat Book 5200, Page 503, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 7011, Page 177 and Book 11237, Page 290, Said Register's Office.

Being the same property conveyed to Ember S. Freet, unmarried, by deed dated 3/6/98 from Mark H. Rembert, unmarried, of record in Book 10829, Page 890, Register's Office for Davidson County, Tennessee. Ember S. Freet having since married and now known as Ember S. Freet Dunn. Said property was never marital residence of Grantor.

This conveyance is made subject to:

1. State and County taxes for the year 2008, a lien, but not yet due and payable.104-02-0A-010.00CO
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Acklen Place, of record in Book 6045, Page 173, amended in Book 7011, Page 177 and in Book 11237, Page 290, Register's Office for Davidson Country, Tennessee,
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. #66-27-101, et seq.
4. All matters appearing on the Plan of record in Book 5200, Page 503, Register's Office for Davidson County, Tennessee.