THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08110776**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $278,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2008. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/24/08 08:55 2 pgs
Fees:13.00 Taxes:1028.60
20081124-0114826

WARRANTY DEED

Address New Owner: Kip Elliott 334 Ardsley Pl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-5C-334.00CO

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, **Vijay Ram Gollapudi, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kip Elliott**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A PART OF THE HILLSBOROUGH CONDOMINIUMS TRACT AS SHOWN PER PLAT OF RECORD IN BOOK 6250, PAGE 699, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PART HEREBY CONVEYED BEING AS FOLLOWS: UNIT NO. 334 ON THE SAID SECTION PLAT, AS SHOWN IN AND DESCRIBED BE THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO THE HILLSBOROUGH CONDOMINIUMS, INCLUDING THE PLAN AND THE BY-LAWS THEREUNTO ATTACHED AND EXHIBITED, RECORDED IN BOOK 6822, PAGE 721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CHRISTOPHER L. DOWDY UNMARRIED TO VIJAY RAM GOLLAPUDI UNMARRIED AS RECORDED ON THE 2ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050602-0062500 AND WARRANTY DEED FROM KATHRYN DARCY GUNN, UNMARRIED TO CHRISTOPHER L. DOWDY AS RECORDED ON THE 3RD DAY OF JULY, 2002 IN INSTRUMENT NO. 20020703-0080435, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 334 Ardsley Pl Nashville TN 37215.

Said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of November, 2008.

Vijay Ram Gollapudi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vijay Ram Gollapudi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2008.

Notary Public

My Commission Expires: 11/24/10

