03

Davidson County DEEDWARR
Recvd: 11/26/08 13:31 2 pgs
Fees:13.00 Taxes:444.00
20081126-0115888

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2008.

Notary Public
My commission expires: 02/22/09

03-0811-35689

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mangal Nagra 213 Waterbury Circle Franklin, TN 37067	New Owner	92-15-0-A-403

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brooks Sells, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mangal Nagra, hereinafter called the Grantees, their successors 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 Unit No, 403, on the Plan of Elliston Place Quarters shown as Exhibit "B" to the Master Deed of record in Book 6657 Page 72, amended in Book 7232, Page 259, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brooks Sells and Peggy Sells, both unmarried, by deed from P&B Partnership, dated May 30th, 2000, recorded June 1st, 2000, of record in instrument No. 20000601-0054748, Register's Office for Davidson County, Tennessee. Peggy Sells conveyed her interest in subject property to Brooks Sells, unmarried, by Quitclaim Deed dated June 7th 2001, recorded June 12th, 2001, of record in Instrument No. 20010612-0061887, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2325 Elliston Place, #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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of November, 2008.

Brooks Sells

Brooks Sells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brooks Sells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of November, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN