Davidson County DEEDWARR
Recvd: 03/02/09 14:49 3 pgs
Fees:17.00 Taxes:0.00
20090302-0018323

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Rebecca Dandekar & Hemant Wasudeo Dandekar, Trustees 308 Hollybrook Crescent Nashville, Tennessee 37221	SAME	Map 155 16 0A Parcel 178.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rebecca Dandekar, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca Dandekar and Hemant Wasudeo Dandekar, Trustees of The Rebecca Dandekar Living Trust, established by the Revocable Trust Agreement of Rebecca Dandekar, dated February 13, 2009**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of February, 2009.

Rebecca Dandekar

Rebecca Dandekar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Dandekar, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2009.

JUDITH MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 193 on the Plan of Traceside, Section Seven, of record in Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hemant W. Dandekar, married, by deed from David K. Churchill and Janice L. Churchill, husband and wife, of record in Instrument No. 20061005-0123747, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Rebecca Dandekar by deed from Hemant Wasudeo Dandekar of record as Instrument No. 20090220-0014702, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Hollybrook Crescent, Nashville, Tennessee 37221.