BILL GARRETT, Davidson County
Trans:T20090037201 DEEDWARR
Recvd: 06/04/09 11:40 2 pgs
Fees:13.00 Taxes:1174.75
20090604-0051731

PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(_____) Title No: 50043
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Devika Kumar 4028 Lealand Lane Nashville, Tennessee 37204	New Owner

TAX MAP-PARCEL NUMBERS: 13201004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$317,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence Austin Robinson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Devika Kumar** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 183 fronts 105.0 feet on the easterly margin of Lealand Lane and extends back 292.1 feet on the northerly line and 282.4 feet on the southerly line to a dead line in the rear, measuring 95.0 feet thereon. Together with and subject to an easement for shared drive across Lot 184 as shown on the Plat of Rolling Meadows of record in Book 1424, pages 98 and 99, said Register's Office, as shown on the mortgage loan inspection by Crawford Land Surveying, attached as an exhibit to the Warranty Deed of record in Book 8995, page 929, re-recorded in Book 9017, page 916, said Register's Office.

Being the same property conveyed to Laurence Austin Robinson, a single person by warranty deed from Danny H. Northcutt, Jr., and wife, Sara Northcutt, dated June 21, 2005 and recorded on July 7, 2005 of record in Doc. No. 20050707-0077968, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Pages 98 and 99, said Register's Office, which Plan shows a 100 foot minimum building setback line from Lealand Lane and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 4028 Lealand Lane, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2009.

Lawrence Austin Robinson

State of TENNESSEE

County of DAVIDSON

On this 29th day of May, 2009 , before me the undersigned authority, personally appeared Lawrence Austin Robinson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTIVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $317,500.00

Affiant

Sworn and subscribed before me this the 29th day of May, 2009

My Commission Expires: 11-22-2010

Notary Public

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

return to..

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027