WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090038243 DEEDWARR
Recvd: 06/09/09 09:52 2 pgs
Fees: 13.00 Taxes: 1165.50

20090609-0053351

R-KW-09-807

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Alison L Russell
Affiant

Subscribed and sworn to before me, this 5th DAY OF June, 2009.

Christy Lind
Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

(AFFIX SEAL)

CHRISTY LIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neeru Kaushik	Suntrust Mortgage, Inc.	
807 3rd Avenue North, #129 (ADDRESS)	401 Commerce Street,Ste 6100 (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	82-13-E-129.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANDREW MUMMA AND WIFE, KIMBERLY J. MUMMA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NEERU KAUSHIK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 129, DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20080104-0001256, AMENDED IN INSTRUMENT NO. 20080609-0059308 AND SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 20080111-0003637, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ANDREW MUMMA AND WIFE, KIMBERLY J. MUMMA BY WARRANTY DEED FROM THIRD AND HARRISON, LLC RECORDED MARCH 3, 2008 IN INSTRUMENT NO. 20080303-0020894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B)ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN, INCLUDING THOSE APPEARING IN PLAT BOOK 51, PAGE 8. ARTICLES OF ORGANIZATION OF THIRD AND HARRISON, LLC IN INSTRUMENT NO. 20060822-0103530. SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20080111-0003637, FIRST AMENDMENT RECORDED AT INSTRUMENT NO. 20080609-0059308. EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES RECORDED IN INSTRUMENT NO. 20061122-0144802. EASEMENT FOR STORM DRAINAGE IN INSTRUMENT NO. 20050825-0101610. STORMWATER DETENTION AGREEMENTS RECORDED IN INSTRUMENT NOS. 20050825-0101609 AND 20061122-0144834.

unimproved ( )
This is improved (X) property, known as 807 3rd Avenue North, #129, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th day of May, 2009.

Andrew Mumma

Kimberly J. Mumma

STATE OF Tennessee
COUNTY OF Davidson

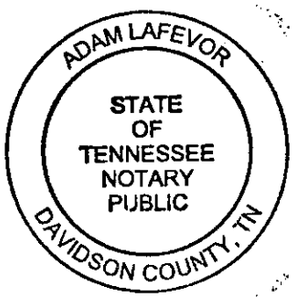
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Mumma and Kimberly J. Mumma, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903