Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on June 24, 2009.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090042230 DEEDWARR
Recvd: 06/24/09 14:14 3 pgs
Fees:18.00 Taxes:1147.00
20090624-0058804

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24018SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Meera Venkatapuram Reddy 807 18th Avenue, South #102 Nashville, TN 37203	5068 Littleville Road Haleyville, AL 35565	92-16-C-102

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew K. Corts and wife, Jennifer Richter Corts, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Meera Venkatapuram Reddy, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 102 of 807 Eighteenth Avenue, a condominium established by Master Deed and By-Laws of record as Instrument No. 20041214-0148798, as amended by Instrument No. 20041216-0149823; Instrument No. 20050504-0050222; Instrument No. 20060109-0003220; Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq.

TOGETHER with Parking Spaces Nos. 34 and 35 and an undivided percentage interest in the common elements of 807 Eighteenth Avenue, a condominium as set for in said Master Deed and By-Laws.

Being the same property conveyed to Andrew K. Corts, an unmarried man, by Deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20051205-0145992 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Charter of the 807 Eighteenth Homeowners' Association, Inc., of record as Instrument No. 20041130-00142097 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue, a condominiums of record as Instrument No. 20041214-0148798, as amended by Instrument No. 20041216-0149823; Instrument No. 20050504-0050222; Instrument No. 20060109-0003220; Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174 in the Register's Office for Davidson County, Tennessee, and By-Laws appended thereto.
4. Matters shown on plan attached as Exhibit "E" to the Master Deed as amended above.
5. Boundary Line Settlement, Quitclaim Deed and Grant of Easements by and between 807 Eighteenth Partners, LLC, and Charles S. Ryan, an individual, of record as Instrument No. 20050420-0044082 in said Register's Office.
6. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 807 18th Avenue, South #102, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, her 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 our hands on June 24, 2009.

Andrew K. Corts

Jennifer Richter Corts

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 24, 2009, before me personally appeared Andrew K. Corts and Jennifer Richter Corts, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

Witness my hand and official seal on June 24, 2009.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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