BILL GARRETT, Davidson County
Trans:T20090043972 DEEDWARR
Recvd: 07/01/09 09:39 2 pgs
Fees:13.00 Taxes:1646.50
20090701-0061225

THIS INSTRUMENT PREPARED BY:

Heritage Title Services
Ruth Beach
315 W Main Street, Ste. 38
Hendersonville, TN 37075

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Nancy McMillen
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Atul Kapadia and Dharini Kapadia
1456 Quail Run
Nashville, TN 37214

Send Tax Bills To:
Atul Kapadia and Dharini Kapadia
1456 Quail Run
Nashville, TN 37214

Map & Parcel No:
064-03-0-B069.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of** April, 2009, by and between **Homesales, Inc. by** Mason Legendre, **in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of Homesales, Inc.** a corporation organized and existing under and by virtue of the laws of the State of Maine by Mason Legendre, it's Vice President party of the first part, and **Atul Kapadia and Dharini Kapadia,** husband and wife party of the second part,

WITNESSETH: That for and in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($445,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Old Hickory, County of Davidson, State of Tennessee:

LAND in Davison County, Tennessee, being Lot No. 228 on the Plan of Brandywine Pointe, Phase Five, Section One, as shown on plat of record in Plat Book 7900, Page 618, as amended in Book 9308, Page 349, in the Register's Office for Davidson County, TN, to which plat reference is hereby made fir a more particular description.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed dated 7/31/2008 and recorded in Instrument #20080731-0078558, Davidson County, Tennessee,

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Homesales, Inc. by Mason Legendre **,**
in his/her capacity as Vice President **for**
Olympus Asset Management, Attorney in Fact
for and on behalf of Homesales, Inc.

By Mason Legendre

Title: Vice President

X _____

STATE OF Maine, COUNTY
OF Cumberland

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Homesales, Inc. by** Mason Legendre **, in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of Homesales, Inc.** the within named bargainor, a corporation, and that he/she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such Vice President.

WITNESS my hand and Official Seal at office this 6th **day of** April, 2009

My commission expires: JESSICA HAM Notary Public, Maine My Commission Expires April 10, 2015

_____
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$445,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Eric Hirshberg

Subscribed and sworn to before me, this 6th **day of** April, **20**09

_____

Property address:
1012 Williams Way
Old Hickory, TN 37138
File # 081747-LB

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10, 2015