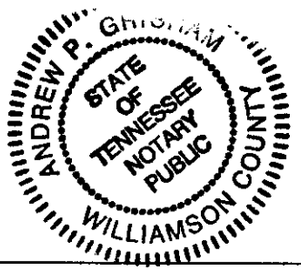
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-1-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 256 Seaboard Lane, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Ramachandra	SunTrust Mortgage, Inc.	104-4E-604.00C
(NAME)	(NAME)	
1101 18th Avenue, South, Unit 604	1001 Semmes Avenue, RVW 5093	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Richmond, Virginia 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara Ramachandra, a single woman, and Srinivas R. Ramachandra, a married man, as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 604, 1101 EIGHTEENTH AVENUE, SOUTH, AS SHOWN IN MASTER DEED RECORDED AT INSTRUMENT NO. 20060807-0096688, RERECORDED AT INSTRUMENT NO. 20060817-0101760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO 1101 EIGHTEENTH PARTNERS, LLC, BY WARRANTY DEED FROM BOBBY W. HURT AND WIFE, PAMILA A. HURT, RECORDED ON THE 22ND DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050922-0113802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARKING SPACE NUMBER 27 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

BILL GARRETT, Davidson County
Trans:T20090045319 DEEDWARR
Recvd: 07/07/09 08:48 2 pgs
Fees:13.00 Taxes:962.00
20090707-0063074

This conveyance is subject to:

1. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

2. New Map and Parcel for Unit 604 – 104-04-OE 604.00 Taxes for 2009 being $3,642.97.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq., as to Unit 604.

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 EIGHTEENTH AVENUE Condominium of record in Instrument No. 20060807-0096688, rerecorded at Instrument No. 20060817-0101760; 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 building thereon.

6. Easement recorded in Instrument No. 20060120-0007524.

7. Stormwater Detention Agreement recorded at Instrument No. 20060120-0007509.

8. Application to Combine Parcels recorded at Instrument No. 20060213-0017351.

9. Reciprocal Easement, Access and Maintenance Agreement recorded at Instrument No. 20070926-0114981.

10. Inspection and Maintenance Agreement recorded at Instrument No. 20071010-0120355.

Unimproved ☐

This is improved ☒ property, known as 1101 18th Avenue, South, Unit 604, Nashville, Tennessee 37212

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of July, 2009.

1101 Eighteenth Partners, LLC by
Martin H. Heflin, Managing Member

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On July 2, 2009 before me, the Undersigned, a Notary Public in and for said state, personally appeared

MARTIN H. HEFLIN, MANAGING MEMBER OF 1101 EIGHTEENTH PARTNERS, LLC

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal) ANDREW P. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Signature

Printed name: ANDREW GRISHAM

My commission expires: 5-1-12