This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/20/09 15:59 3 pgs
Fees:18.00 Taxes:2730.60
**20091120-0107117**

**ADDRESS NEW OWNER:**

Kumar Kolintuwadi
Jill Armstrong
3014 Brightwood Avenue
Nashville, TN 37212

**SEND TAX BILL:**

Mortgagee

**MORTGAGEE:**
CitiMortgage, Inc.
1000 Technology
O'Fallon, MO 63368

**MAP AND PARCEL:**
MAP 117-8
PARCEL 307

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert M. Scoggins and wife, Maren W. Scoggins**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Kumar Kolintuwadi and wife, Jill Armstrong**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 10 feet of Lot 3, on the changed Plan of Lots 11, 12, 13, 14 and 15 in Belmont Terrace Annex No. 1 of record in Plat Book 547, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Robert M. Scoggins and wife, Maren W. Scoggins, by deed from Jerry W. Owens, unmarried, of record as Instrument No. 20070221-0021161, dated February 20, 2007, said Register's Office.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 3014 Brightwood Avenue, Nashville, TN 37212.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20th day of November, 2009.

Robert M. Scoggins by Maren W. Scoggins,
Attorney-in-Fact, pursuant to Power of Attorney of record
in Inst. No. 20091120-0107116, RODCT.

Maren W. Scoggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Maren W. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Maren W. Scoggins to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Robert W. Scoggins and who acknowledged that she executed the same as the free act and deed of the said Robert W. Scoggins.

Witness my hand and official seal this 20th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $738,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 20th day of November, 2009.

**NOTARY PUBLIC**

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

