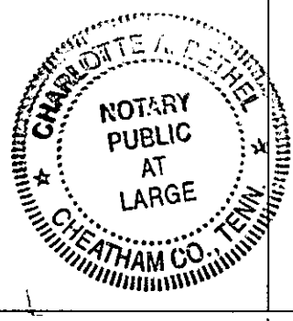
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 2010

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT11118

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanjay Koli and Madhavi Koli	Sanjay Koli and Madhavi Koli	092-16-0-B 089.00 CO
(NAME)	(NAME)	
900 19th Avenue South #810	105 Blue Ridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Homesales, Inc. , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sanjay Koli and Madhavi Koli, Husband and Wife

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Unit Number 810, Level 10, of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051, Page 529 and amended in Book 7119, Page 884, the Plat of which is of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell Barr, a married man, by Warranty Deed from Ralph Carroll and wife, Robbie Carroll dated May 4, 2007 and recorded May 9, 2007 in Instrument Number 20070509-0055802, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace, Successor Trustee, dated January 6, 2010 and recorded on February 1, 2010 in Instrument No. 20100201-0007994, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 900 19th Avenue South #810 Nashville 37212
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Sanjay Koli and Madhavi Koli, and his/her/their assigns, forever.

Said Homesales, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20100019617 DEEDWARRSP
Recvd: 04/05/10 15:16 2 pgs
Fees:13.00 Taxes:340.03



20100405-0025286

IN WITNESS WHEREOF, the said Homesales, Inc., has executed this deed this 5th day of March, 2010

Homesales, Inc.

by Tony Huynh
Asst. Vice President

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tony Huynh, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Homesales Inc, ~~the Attorney in Fact of said Homesales, Inc.~~, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained ~~and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number~~ N/A ~~Register's Office for Davidson County, Tennessee.~~

Witness my hand and Notarial Seal this 5th day of March, 2010

D Dukes
Notary Public

My Commission expires: June 27, 2012

D DUKES
Commission # 1804543
Notary Public - California
San Diego County
My Comm. Expires Jun 27, 2012

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT11118