BILL GARRETT, Davidson County
Trans:T20100021466 DEEDWARR
Recvd: 04/12/10 11:03 2 pgs
Fees:13.00 Taxes:148.00
20100412-0027411

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-BR-10-0201A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ravishankar N. Shetkar	Ravishankar N. Shetkar	
9705 Tanglewood Lane (ADDRESS)	9705 Tanglewood Lane (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	103-2-57.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BONNIE LEE KIRBY, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAVISHANKAR N. SHETKAR, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 20 ON THE MAP OF THE C. C. VERNON FARM, AS OF RECORD IN BOOK 161, PAGE 164, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE SOUTHERLY 55 FEET OF LOT NO. 3 ON THE UNRECORDED PLAN OF A SUBDIVISION OF PART OF SAID LOT NO. 20 IN C. C. VERNON'S FARM, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, MAY 30, 1929, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BURGES AVENUE AND ORLANDO AVENUE; THENCE WITH THE NORTHERLY MARGIN OF BURGES AVENUE, WESTWARDLY 130 FEET TO THE SOUTHEAST CORNER OF LOT NO. 4; THENCE WITH THE EASTERLY LINE OF SAID LOT NO. 4, NORTHWARDLY 55 FEET; THENCE EASTWARDLY AND PARALLEL WITH THE NORTHERLY MARGIN OF BURGES AVENUE 130 FEET TO THE WESTERLY MARGIN OF ORLANDO AVENUE, THENCE WITH SAID AVENUE, SOUTHWARDLY 55 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION RETAINED AS RIGHT-OF-WAY FOR THE WIDENING OF BURGES AVENUE AS SHOWN ON PLANS OF RECORD IN THE METROPOLITAN GOVERNMENT'S DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ESTATE OF BERTHA BERKON, ROY (S.) BERKON EXECUTOR TO BONNIE LEE KIRBY AS RECORDED ON THE 11TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100211-0010838 AND WARRANTY DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TO MEYER BERKON AND WIFE, BERTHA BERKON AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 1983 IN BOOK 6129, PAGE 780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 164; EASEMENTS OF RECORD IN BOOK 2089, PAGE 361 AND BOOK 2104, PAGE 461; WELL RIGHTS ON DEED OF RECORD IN BOOK 1257, PAGE 316; RIGHT OF WAY IN BOOK 6129, PAGE 780 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)
This is improved ( ) property, known as 201 Orlando Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of March, 2010.

Bonnie Lee Kirby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Lee Kirby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903