BILL GARRETT, Davidson County
Trans:T20100026090 DEEDWARR
Recvd: 04/30/10 15:28 3 pgs
Fees:18.00 Taxes:947.20

20100430-0033219

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $256,000.00.

Affiant

Subscribed and sworn to me on April 29, 2010.

NOTARY PUBLIC
My Comm. Exp. 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24487SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Satish Kollipara Sumana Gadde 702 Wedgewood Park, #502 Nashville, TN 37203	F&M Bank 50 Franklin Street Clarksville, TN 37040	105-10-C-025 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, New Urban Village Development, Inc., a Tennessee Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Satish Kollipara and Sumana Gadde, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit B-502 of Wedgewood Park, Phase 3, a condominium as set forth in the Second Supplement to the Master Deed of Wedgewood Park Annexing Phase 3 Property of record as Instrument No. 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-022838, Instrument No. 20060825-0105391, and Instrument No. 20091221-0116044 in said Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being part of the same property conveyed to New Urban Village Development, Inc., a Tennessee Corporation by Quitclaim Deed from Elite Homes, LLC of record in Instrument 200811140112756, Register's Office for Davidson County, Tennessee, dated November 14, 2008 and corrected by Scrivener's Affidavit in Instrument 200811180113804, Register's Office for Davidson County, Tennessee. And being

part of the same property conveyed to Elite Homes, LLC by Quitclaim Deed from New Urban Village Development, Inc. of record in Instrument 200707300090188, Register's Office for Davidson County, Tennessee, dated July 25, 2007. And further being part of the same property conveyed to New Urban Village Development, LLC by deed from Alison Rohr, unmarried, Mitzi Delay, unmarried and Chris Espander, unmarried of record in Instrument 200502010011557, Register's Office for Davidson County, Tennessee, dated January 31, 2005.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed was amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391and Instrument No. 20091221-0116044 and made applicable to the subject property by Instrument No. 20070731-0090822 in said Register's Office.
4. Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" of said Master Deed and as Instrument No. 20050524-0058684, Register's Office for Davidson County, Tennessee and Instrument No. 20050524-0058684, said Register's Office.
5. Matters shown on plan of record as Exhibit "B" to Second Supplement to the Master Deed of record as Instrument No. 20070731-0090822 in said Register's Office for Davidson County, Tennessee.
6. Assignment of Developer's Rights of record as Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096 in said Register's Office.
7. Application to Combine Parcels of record as Instrument No. 20060822-0103541 in said Register's Office.
8. Stormwater Detention Agreement of record as Instrument No. 20060925-0118083 in said Register's Office.
9. Easements for sanitary sewers and/or storm drainage, water main, pumps and appurtenances of record as Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949 in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities of record to this property.

This property is also known as improved property located at 702 Wedgewood Park, #502, Nashville, TN 37203.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 our hands on April 29, 2010.

New Urban Village Development, Inc.,
a Tennessee Corporation:

By: _____
Paul E. Krebs
Title: President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Paul E. Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of New Urban Village Development, Inc., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, on April 27, 2010.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE