BILL GARRETT, Davidson County
Trans:T20100029437 DEEDWARR
Recvd: 05/17/10 11:35 2 pgs
Fees:13.00 Taxes:847.30
20100517-0037727

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. ALW-10-314

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2010.

Notary Public
My commission expires: 01/07/2013

03-1004-36514

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine Quinn Wilson	Franklin American Mortgage	131-06-0-E 314.00CO
314 Boxmere Place	501 Corporate Centre Dr. #400	
Nashville TN 37215	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Loice Helen Jeyakumar, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine Quinn Wilson, hereinafter called the Grantees, their successors 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 No. 314 together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a condominium, a Horizontal Property Regime established by Master Deed of record in Book 6666, Page 749, amended in Book 6824, Page 308; Book 6908, Page 738, Book 6911, Page 831, and in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed and being located upon Tract 7 on the Plan of Burton Hills, of record in Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loice Helen Jeyakumar and husband, Swaminathan Seshaga Jeyahumar by deed from Collins Todd dated January 29, 1999, recorded February 18, 1999 in Book 11344, Page 838, Register's Office for Davidson County, Tennessee. Being further conveyed to Loice Helen Jeyakumar by Quitclaim Deed from Swaminathan Seshaga Jeyakumar, erroneously referred to as Swaminathan Seshaga Jeyahumar, dated February 2003, recorded March 10, 2003 in Instrument No. 20030310-0030804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 314 Boxmere Place, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of May, 2010.

Loice Helen Jeyakumar

Loice Helen Jeyakumar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Loice Helen Jeyakumar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of May, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13