WARRANTY DEED

AT-20100042

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of June, 2010.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kyle Wayne Tomlinson and Megan Dean Tomlinson	Access National Mortgage	181.10-0A-133.00 CO
7029 Oak Brook Terrace	1800 Robert Fulton Drive, #350	
Brentwood, TN 37027	Reston, VA 20191	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Neeraj Ghai and wife, Camille Ghai**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kyle Wayne Tomlinson and wife, Megan Dean Tomlinson**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 313 on the Final Plat, Phase Three, Autumn Oaks Subdivision, a of record in Instrument #20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Neeraj Ghai and wife, Camille Ghai from Joyce A. Bartlomain, unmarried by Warranty Deed dated September 12, 2007 and recorded September 24, 2007 in Instrument #20070924-0113457, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 7029 Oak Brook Terrace, Brentwood, TN 37027.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 21st day of June, 2010

Neeraj Ghai

Camille Ghai

BILL GARRETT, Davidson County
Trans: T20100038220 DEEDWARR
Recvd: 06/23/10 10:25 1 pgs
Fees: 13.00 Taxes: 806.60
20100623-0048955

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Neeraj Ghai and Camille Ghai, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 21st day of June, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY