THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060585** BILL GARRETT, Davidson County Trans:T20100044543 DEEDWARR Recvd: 07/21/10 10:01 2 pgs Fees:13.00 Taxes:777.00 20100721-0056938	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2010. Notary Public My Commission Expires: 3-17-1 CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nishma Sachedina 2114 Acklen Ave 303 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104120C30300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William B. Hicky, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nishma Sachedina, unmarried, and Azeem Sachedina, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 303, VILLAGES AT ACKLEN, A HORIZONTAL PROPERTY REGIME, as established under Master Deed of record in Instrument 20051221-0152869, as amended at Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, 20060526-0062317 (which is affected by Revocation of the Master Deed recorded at Instrument No. 20061108-0139001) and 20070621-0074025, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William B. Hicky, unmarried by Warranty Deed from Alliance Development, LLC, a Tennessee limited liability company, recorded on the 7th day of January, 2008 in Instrument No. 20080107-0001955, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES AT ACKLEN II, as recorded in Instrument No. 20060112-0004705 ;Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGES AT ACKLEN II Condominium of record in Instrument No. 20051221-0152869 , as amended by instrument(s) of record in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802 and 20061227-0158825; and Instrument Nos. 20060526-0062317 and 20070621-0074025 with Revocation of the Master Deed recorded at Instrument No. 20061108-0139001; 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 building thereon; Lease Agreements recorded at Instrument Nos.

This is improved property located at 2114 Acklen Ave 303 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2010.

William B. Hicky

William B. Hicky

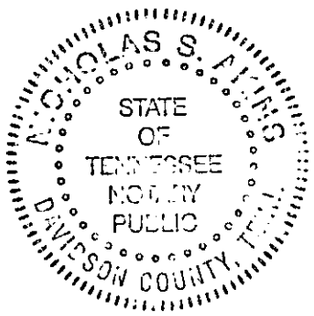
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Hicky, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2010.

Notary Public

My Commission Expires: _____



My Commission Expires MAY 2, 2011

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067