Return To: Realty Title & Escrow Co., INc. 5111 Maryland Way, #101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100048881 DEEDWARR
Recvd: 08/09/10 09:04 2 pgs
Fees:13.00 Taxes:726.31
20100809-0062437

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010284

Send Tax Bills To:
NEW OWNER

New Owner is:
Sarita N. Bhat
1043 Woodbury Falls Drive
Nashville, TN 37221

MAP: 128-12-0C

PARCEL: 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bryan White, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sarita N. Bhat, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1043 Woodbury Falls Drive, Nashville, TN 37221**

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

Land in Davidson County, Tennessee, being Unit No. 1043 of Woodbury Townhomes, a Horizontal Property Regime, as shown by plat of record as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, of record in Instrument No. 20060310-0028278, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Bryan White, an unmarried man, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated 1-12-07 and recorded 1-17-07 in Instrument No. 20070117-0006969, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BW
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of August, 2010.

GRANTOR(S):

BRYAN WHITE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bryan White** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of August, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$196,300.00**.

AFFIANT

SWORN TO and subscribed before me this 4th day of August, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13