BILL GARRETT, Davidson County
Trans:T20100054201 DEEDWARR
Recvd: 08/31/10 09:55 2 pgs
Fees:13.00 Taxes:725.20
20100831-0068967

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50580
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pooja Balaram Yamuna Balaram 125 Sloan Road Nashville, Tennessee 37209	new owner

TAX MAP-PARCEL NUMBERS: 103080B12500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristi Boyd , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pooja Balaram, an unmarried woman and Yamuna Balaram, a married woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 125, building D of Parklane Condominiums, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 7376, page 571, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kristi Boyd, unmarried by warranty deed from Stacey Anne Lindeman Lynch and husband, Daniel Lynch, dated Sept. 24, 2004 and recorded on Oct. 1, 2004 of record in Doc. No. 20041001-0118776, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 7376, page 571, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7376, page 571, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 125 Sloan Road, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 2010.

Kristi Boyd

State of Georgia
County of Gwinnett

On this 26th day of August, 2010 , before me the undersigned authority, personally appeared Kristi Boyd , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 30 June, 2014

Notary

SHARON L. THOMPSON V9 NOTARY PUBLIC GWINNETT COUNTY

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $196,000.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2010

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/[illegible]

Notary Public