BILL GARRETT, Davidson County
Trans:T20100070713 DEEDWARR
Recvd: 11/08/10 10:47 2 pgs
Fees:13.00 Taxes:629.00
20101108-0089346

WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2010

Notary Public

MY COMMISSION EXPIRES: May 2, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rahul Kasat	SunTrust Mortgage, Inc.	117020C04400CO
(NAME)	(NAME)	
144 Hillsboro Place	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN, 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard K. Colloredo**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rahul Kasat**, a single man hereinafter called the Grantees, their heirs 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. 144 on the Plan of Hillsboro Place Condominiums, a Horizontal Property Regime, created Under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6244, page 394, and as amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and as amended in Book 5200, pages 757 and 758, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Richard K. Collordeo, an unmarried man by Warranty Deed from Randle David Raggio, unmarried, dated June 15, 1998 and recorded in Book 10982, page 422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 144 Hillsboro 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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 our hands this **29th** day of **October, 2010**

Richard K. Colloredo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Richard K. Colloredo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **October, 2010**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: _____

My Commission Expires MAY 2, 2011