03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $14,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2010.

Notary Public
My commission expires: 02/11/13

BILL GARRETT, Davidson County
Trans:T20100073743 DEEDWARR
Recvd: 11/22/10 09:11 2 pgs
Fees:13.00 Taxes:51.80
20101122-0092977

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-13

03-1011-36829

Address of New Owner:	Send Tax Bills to:	Tax Information
Kris Swaminathan P.O. Box 111531 Nashville, TN 37222	New Owner	147-02-0-B-102

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Podis and wife, Cynthia N. Podis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kris Swaminathan and wife, Karpagam Swaminathan, hereinafter called the Grantees, their successors 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. E-120 on the Plan of Caldwell Court Condominiums, Established by and shown as Exhibit "A-2" to the Master Deed of record in Book 6188, Page 744, amended in Instrument Nos. 20070509-0055551, and 20071011-0120947, Register's Office for said County, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Mark Podis and wife, Cynthia N. Podis by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, dated November 15, 2005, recorded December 21, 2005, in Instrument No. 20051221-0152762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 550 Harding Place, #E-120, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of November, 2010.

Mark Podis

Cynthia N. Podis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Podis and Cynthia N. Podis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of November, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

