WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074023 DEEDWARR
Recvd: 11/22/10 14:47 3 pgs
Fees:18.00 Taxes:2479.00
20101122-0093490

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $670,000.00.

Affiant

Subscribed and sworn to me on November 10, 2010.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24756SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Uma Rao 1965 Edenbridge Way Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	159-1-013

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathleen C. Guion and husband Harvey M. Guion, Jr., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Uma Rao, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Hound's Run, a Planned Unit Development, as of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen C. Guion and husband, Harvey M. Guion, Jr., by Deed from James C. Hearn, Jr. and wife, Marsha Davis Hearn, of record as Instrument No. 20060622-0074681 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and paid by Grantors; 2011 and subsequent taxes are assumed by the Grantee.
2. Matters shown on plan of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, as amended in Book 7238, page 736, and the By-Laws appended thereto, of record in Book 7080, page 8, as amended by Instrument No. 20060206-0014746, Register's Office for Davidson County, Tennessee.

4. Charter of Hound's Run Homeowners Association of record in Book 7253, page 992, Register's Office for Davidson County, Tennessee.
5. From Information Supplied, Mortgage Loan Inspection of the Subject premises made by John Kohl and Company, P.C., dated June 2, 1998, discloses the house encroaches upon the front minimum building setback line.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1965 Edenbridge Way, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on November 10, 2010.

Kathleen C. Guion

Harvey M. Guion, Jr. by Kathleen C. Guion, His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 10, 2010, before me personally appeared Kathleen C. Guion to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal on November 10, 2010.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen C. Guion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the within instrument on behalf of Harvey M. Guion, as his Attorney In Fact, as the free act and deed of the within named Harvey M. Guion.

Witness my hand and official seal on November 10, 2010.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC Douglas A. Brace My Commission Expires May 6, 2013 STATE OF TENNESSEE