03

Realty Title

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

BILL GARRETT, Davidson County
Trans:T20100076158 DEEDWARR
Recvd: 12/02/10 15:17 2 pgs
Fees:13.00 Taxes:332.82
20101202-0096173

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,950.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2010.

Notary Public
My commission expires: 02/11/13

03-1010-36766

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Kahlon 6763 Pennywell Dr. Nashville, TN 37205	NEW OWNER	142-09-0-D 222.00CO

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, Harold G. Freedman and Anita N. Taradash, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Prem Kahlon and Paul Kahlon, 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 Lot No. 8542, on the Plan of River Plantation, Section X, Phase II C, together with Carport 8542-C, of record in Book 9700, Pages 143 & 144; amended in Book 9700, Pages 186 & 187, as shown on the Master Deed for River Plantation, Section 10, Phase One, of record in Book 9394, Page 598; Book 9780, Page 284; Book 4669, Page 111; Book 10024, Page 409; Book 10136, Page 708; Book 10417, Page 348; and Instrument No. 20081203-0117317, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frieda L. Freedman by deed from Haury and Smith Contractors, Inc., dated January 24, 1997, recorded February 6, 1997, in Book 10342, Page 817, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Harold G. Freedman and Anita N. Taradash, subject to a life estate in Frieda L. Freedman, by Quitclaim Deed from Frieda L. Freedman, dated February 20, 1998, recorded February 24, 1998, in Book 10806, Page 169, Register's Office for Davidson County, Tennessee. Frieda L. Freedman having since died.

Subject property is not now, and never has been the residence of the grantors herein, nor any spouse or assigns.

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 8542 Sawyer Brown Road, Nashville, TN 37221

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 1st day of December, 2010.

Harold G. Freedman
Harold G. Freedman

Anita N. Taradash
Anita N. Taradash

By Anita N. Taradash - attorney in fact
By: Anita N. Taradash, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita N. Taradash, 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 Nashville, TN, this 1st day of December, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

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 Anita N. Taradash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the attorney in fact for Harold G. Freedman and that he/she/they is/are authorized by Harold G. Freedman to execute this instrument on his/her/their behalf.

Witness my hand and official seal at Nashville, TN, this 1st day of December, 2010.

Notary Public at Large

My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013