THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10121797** BILL GARRETT, Davidson County Trans:T20110004487 DEEDWARR Recvd: 01/24/11 09:41 2 pgs Fees:13.00 Taxes:795.50 20110124-0006328	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 10th day of January, 2011. Notary Public My Commission Expires: November 28, 2011 TERESA A. ROBERTS NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Hemkarna Srichand Talreja 3437 Golf Club Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0-F-020.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa Ann Maiser McCord, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hemkarna Srichand Talreja, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 20 on the plan of Brighton Court Condominium, of record as Exhibit "D" to the Master Deed of record in Book 6629, Page 532, supplemented in Book 6912, Page 158 and amended in Book 6912, Page 163, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Ann Maiser McCord by Warranty Deed from John C. Horner and Gary A. Patterson, tenants in common with right of survivorship, recorded on the 12th day of September, 2006 in Instrument No. 20060912-0112816, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Terms and provisions of by-Laws of Brighton Court Condominium recorded in Book 10364, Page 141.

Charter of Brighton Court Condominium Homeowners Association recorded in Book 6965, Page 624 and Book 7936, Page 335.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON COURT Condominium of record in Book 6629, Page 532 supplemented in Book 6912, Page 158, Book 6912, Page 163 and Book 9315, Page 795 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3437 Golf Club Lane Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2011.

Teresa Ann Maiser McCord

Teresa Ann Maiser McCord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa Ann Maiser,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**McCord

Witness my hand, at office, this 10th day of January, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014