

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2011.

Notary Public

My commission expires: 9/3/12

BILL GARRETT, Davidson County
Trans:T20110015840 DEEDWARR
Recvd: 03/17/11 10:20 2 pgs
Fees:13.00 Taxes:518.00

20110317-0020951

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stanley A. Kweller	New Owner	Map 116-3-B, Parcel 135.00CO
416 West Hillwood		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann Elizabeth - Lamp Arians, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stanley A. Kweller and Virginia R. Kweller, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 135 on the Plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ann Elizabeth-Lamp Arians, unmarried by deed from Roshini Rajkumar, unmarried of record in Instrument Number 20030812-0115533, in the Register's Office for Davidson County, Tennessee, dated July 31, 2003.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 4505 Harding Pike # 135, Nashville, TN 37205.

Map 116-3-B, Parcel 135.00CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF March 16, 2011:

Ann Elizabeth - Lamp Arians

Pennsylvania
STATE OF ~~TENNESSEE~~)
Philadelphia)
COUNTY OF Williamson)

INDIVIDUAL
ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ann Elizabeth - Lamp Arians, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of March, 2011.

My Commission Expires: March 9, 2014

Notary Public

20111063MJ

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOHN BOHACH, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 9, 2014