BILL GARRETT, Davidson County
Trans:T20110021526 DEEDWARR
Recvd: 04/12/11 10:51 2 pgs
Fees:13.00 Taxes:235.32
20110412-0028159

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $63,600.00

Affiant

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 11th day of April, 2011.

Notary Public
My commission expires: 11-23-2014

02-1103-47309

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Prem Singh Kahlon<br><br>401 Plantation Court<br>Nashville TN 37221 | Paul Kahlon<br>6763 Pennywell Dr.<br>Nashville, TN 37221 | 142-05-0-A 077-00CO |

**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, Billy W. Hubbard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Prem Singh Kahlon and Paul Singh 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 Unit No. L-1 together with carport designated No. L-1-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136-137, said Register's Office. and described in a Master Deed recorded in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, to which reference is hereby made, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, Page 906, said Register's Office to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy W. Hubbard and wife, Kathryn L. Hubbard, by Installment Deed from V. S. Campbell and wife, Kathryn W. Campbell, dated December 15, 1981, recorded December 18, 1981, of record in Book 5831, Page 976, said Register's Office. Kathryn L. Hubbard died on October 15, 2002 leaving Billy W. Hubbard as the sole surviving tenant by the entirety.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20100525-0040171, 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 401 Plantation Court, 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

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 11th day of April, 2011.

Billy W. Hubbard, by Margaret Larobardiere-Jana, his attorney in fact

Billy W. Hubbard, by Margaret Larobardiere-Jana, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Larobardiere-Jana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Billy W. Hubbard and that she is authorized to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 11th day of April, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14