Recording RETURN TO:
Birthright Title Services, Inc.
515 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

Subscribed and sworn to before me this 18TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/3/2012 (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd Huang	SAME	09213006400
	(NAME)	
806 Cedar Knob		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110023269 DEEDWARR
Recvd: 04/20/11 10:50 2 pgs
Fees:13.00 Taxes:2035.00
20110420-0030447

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Visuvalingam Vilvarajah, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lloyd Huang, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, ON THE PROPERTY PLAT COMBINING BOTH LOTS OF THE VILVARAJAH PROPERTY LOTS 3 AND 4, BLOCK 2, OF THE CHARLOTTE PIKE SECOND ADDITION, OF RECORD IN INSTRUMENT NO. 20070612-0070314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS AMENDED TO THE ORIGINAL PLAT OF RECORD IN PLAT BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO VISUVALINGAM VILVARAJAH, M.D. BY DEED DATED 06/19/07 OF RECORD IN INSTRUMENT NO. 20070622-0074919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ORIGINALLY IN INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20070227-0024151, AND INSTRUMENT NO. 20061026-0132755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WILLIAM GARLAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF VISUVALINGAM VILVARAJAH M.D., PURSUANT TO LIMITED POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20110420-0030446 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

VISUVALINGAM VILVARAJAH M.D. AND VISUVALINGAM VILVARAJAH BEING ONE AND THE SAME PE

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO 2011 COUNTY TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3507 Charlotte Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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

WARRANTY DEED
(Continued)

forever defend the title to the said land to the 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/our hand(s) this 18th day of April, 2011.

Visuvalingam Vilvarajah

Visuvalingam Vilvarajah

BY: Wm Garland, attorney in fact
William Garland, Attorney-in-Fact

State of Tennessee :
County of Davidson

On this 18th day of April, 2011, before me, a notary public in and for the said County and State, William Garland to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Visuvalingam Vilvarajah M.D., and who acknowledged that he executed the same as the free act and deed of the said Visuvalingam Vilvarajah M.D.

Witness my hand and official seal on the day and date first above written.

Mary Birthright
Notary Public

My commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

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