Prepared by:
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 $143,000.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2011.

Notary Public
My commission expires: 8-4-14

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

02-1104-47348

Address of New Owner:	Send Tax Bills to:	Tax Information
Alamanda Balaji Kumar 2025 Woodmont Blvd. #217 Nashville TN 37215	New Owner	117-11-0-J-217

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, Monte Ray Perau and wife, Carolyn Ann Perau, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alamanda Balaji Kumar and wife, Vijayalakshmi Lakshmanan, 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. 217 of the The Hillmont Condominiums, established by and shown as Exhibit C-1 and C-141 to the Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, and in Instrument No. 20050404-0036415, amended in Instrument No. 20050512-0053861, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monte Ray Perau and wife, Carolyn Ann Perau, by deed from The Garden Partners, a Tennessee general partnership, dated July 23, 2004, recorded July 28, 2004, of record in Instrument No. 20040728-0090426, said Register's Office.

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 2025 Woodmont Blvd. #217, Nashville, TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20110027909 DEEDWARR
Recvd: 05/10/11 13:55 2 pgs
Fees:13.00 Taxes:529.10
20110510-0035922

WITNESS my hand this 4 day of May, 2011.

✖ Monte Ray Perau

✖ Carolyn Ann Perau

STATE OF Virginia
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Monte Ray Perau and Carolyn Ann Perau, 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 office, this 4 day of May, 2011.

Notary Public

CRAIG FACE
COMMONWEALTH
OF
VIRGINIA
NOTARY PUBLIC
7099029

My Commission expires 6-30-11