Warranty Deed

BILL GARRETT, Davidson County Trans:T20110029671 DEEDWARR Recvd: 05/18/11 16:11 2 pgs Fees:13.00 Taxes:888.00 20110518-0038168	STATE OF Tennessee COUNTY OF Shelby The actual consideration or value, whichever is greater, for this transfer is $240,000. Kawal Chopra Affiant Subscribed and sworn to before me, this the 13th day of May, 2011 Notary Public My commission expires 7-10

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Om & Kawal Chopra, Trustees of The Om P. and Kawal Chopra Trust dated August 24, 2006	New Owner	Map No. 117-08-0-B
605 Windsor Park Lane		Parcel No. 009.00 CO
Collierville, TN 38017-7309		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMEER CHOPRA AND SHARMILA MURTHY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OM AND KAWAL CHOPRA, TRUSTEES OF THE OM P. AND KAWAL CHOPRA TRUST DATED AUGUST 24, 2006,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR/ITS 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. 9, together with the appurtenant interest in the common elements of Stokeswood Condominiums, as of record in Plat Book 6200, page 438, a horizontal property regime established by Master Deed, of record in Book 6441, page 577 as amended in Book 6453, page 620 and Book 6923, page 777, Register's Office for Davidson County, Tennessee and being located upon Lot No. 1 on the Plan of Stokeswood Subdivision of record in Plat Book 6250, page 845, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Sameer Chopra, unmarried and Sharmila Murthy, unmarried by deed dated August 26, 2003 from Michael C. Trueblood and wife, Mary H. Trueblood of record at Instrument Number 20030829-0125549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael C. Trueblood and wife, Mary H. Trueblood by deed dated June 15, 1999 from Eddie R. Anderson and wife, Elizabeth A. Anderson of record in Book 11529, page 954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 105 Stokeswood Place, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Note: The preparer of this document makes no representations as to the validity of the title to the property herein described, the legal description, or any other information contained herein. No title search has been performed in the preparation of this deed.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2011.

Sameer Chopra

Sharmila Murthy

STATE OF MA
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sameer Chopra and Sharmila Murthy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2011.

Notary Public

My Commission Expires: May 19, 2015

FIORALBA SHABA
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 19, 2015