This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

Davidson County DEEDWARR
Recvd: 06/08/11 15:47 4 pgs
Fees:23.00 Taxes:849.15
20110608-0043952

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **G. BYRON HILL**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **ANANTHA PADMANABHAN AND RANGA PADMANABHAN, HUSBAND AND WIFE, CHANDRASEKHAR PADMANABHAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 73, Building No. 15, on the plan of Section 13, Phase 1A, Eagle Ridge at the Reserve, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument 20011011010875 and amended in Instrument No. 200203130031656, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to G. BYRON HILL by Deed from ANITA ELIZABETH HAYS, UNMARRIED, dated 08/15/2006 and filed for record on 08/17/2006 in Instrument 200608170101451, Register's Office for DAVIDSON County, Tennessee.

Map & Parcel: 128120A07300CO

This property is known as: **320 Old Hickory Blvd, Unit 1511, Nashville, TN 37221**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 31st day of May, 2011.

G. Byron Hill, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. BYRON HILL, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 1-19-14

Grantee(s) Name, Address:	Send Tax Statement To:
Anantha & Ranga Padmanabhan	Merrill Lynch Credit Corp
320 Old Hickory Blvd, Unit 1511	1 Mortgage Way
Nashville, TN 37221	Mount Laurel, NJ 08056

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$229,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of May, 2011.

Affiant

Donna T. Isdale
Type or Print Name

(Seal)

Notary Public

My commission expires:

1-5-14

GERALD A. SMITH JR.
Type or Print Name

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

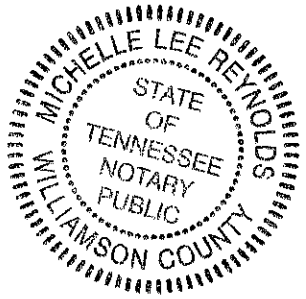
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011