03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,500.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2011.

Notary Public
My commission expires: 02/11/13

03-1110-37373

Address of New Owner:	Send Tax Bills to:	Tax Information
Vivek S. Karandikar 2025 Woodmont Blvd., #108 Nashville TN 37215	First Choice Loan Services, 500 Campus Drive, Suite 102 Morganville, NJ 07751	117-11-0-J-108

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, Thomas S. Yow and wife, Julia B. Yow, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vivek S. Karandikar and wife, Yogini R. Pathak, 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. 108 on the Plan of The Hillmont Condominiums established by and shown as Exhibit "C-88" to the Master Deed recorded in Instrument No. 20040209-0015685; rerecorded in Instrument No. 20040212-0017074, in Instrument No. 20050404-0036415, and in Instrument No. 20050512-0053861, Register's Office for said County, to which plan reference is hereby drawn for a more complete description.

Being the same property conveyed to Thomas S. Yow and wife, Julia B. Yow, by deed from The Garden Partners, a Tennessee general partnership, dated September 23, 2004, recorded September 28, 2004 in Instrument No. 20040928-0116860, 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 2025 Woodmont Blvd., #108, 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:T20110079866 DEEDWARR
Recvd: 12/16/11 14:44 2 pgs
Fees:13.00 Taxes:741.85
20111216-0098347

WITNESS my hand this 23 day of November, 2011.

Thomas S. Yow

Julia B. Yow

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas S. Yow and Julia B. Yow, 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 Daphne (city), AL (state), this 23 day of November, 2011.

Notary Public

My Commission Expires 08/17/2014

Jessica A. Keller NOTARY PUBLIC Alabama State at Large