BILL GARRETT, Davidson County
Trans:T20110080438 DEEDWARR
Recvd: 12/20/11 10:54 2 pgs
Fees:13.00 Taxes:647.50
20111220-0099215

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, A.D., 2011, by and between

Alexander D. Martin and wife, Melanie Wages Martin

First Parties, and

The Om P. Chopra and Kawal Chopra Revocable Joint Living Trust U/A/D August 24, 2006

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A-12, FAIRMONT COURT CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 825, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6686, PAGE 708, AMENDED IN BOOK 6712, PAGE 125 AND BOOK 6774, PAGE 221 REVISED IN BOOK 6823, PAGE 962 AND MODIFIED IN BOOK 6893, PAGE 62, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER D. MARTIN, UNMARRIED AND ALEXANDER D. COPE, UNMARRIED AS JOINT TENANTS BY WARRANTY DEED DATED JUNE 1, 2005 FROM JANIS M. WATTS, UNMARRIED AND RECORDED JUNE 28, 2005 IN INSTRUMENT NUMBER 20050628-0073892 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. **

OWNER:
Om P. Chopra and Kawal Chopra Trust
605 Windsor Park Lane
Collierville, TN 38017-7309

RESPONSIBLE TAXPAYER:
Om P. Chopra and Kawal Chopra Trust
605 Windsor Park Lane
Collierville, TN 38017-7309

CLT # 104 060 M012.0000

** BEING THE SAME PROPERTY FURTHER CONVEYED TO ALEXANDER D. MARTIN, UNMARRIED, BY QUIT CLAIM DEED FROM ALEXANDER D. COPE, UNMARRIED, RECORDED JULY 21, 2011 IN INSTRUMENT NUMBER 20110721-0055856 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Alexander D. Martin Melanie Wages Martin

~~STATE OF~~ Grand Duchy of Luxembourg
~~COUNTY OF~~ ~~City of Luxembourg~~ Embassy of the United States of America

Personally appeared before me, Alexander D. Martin and wife, Melanie Wages Martin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 20 11.

_____ ~~Notary Public~~
Carla T. Nadeau
Consul

~~My Commission Expires~~: _____

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 175,000.00. Affiant _____.

Subscribed and sworn to before me this 17th day of December, 20 11.

My Commission Expires: 3-8-15 _____

Judy A. Lehman
State of Tennessee
Notary Public
Williamson County

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