BILL GARRETT, Davidson County
Trans:T20120014395 DEEDWARRSP
Recvd: 02/28/12 11:11 2 pgs
Fees:13.00 Taxes:3052.50
20120228-0017120

*This Instrument Prepared by:*
*Birthright Title & Escrow, LLC*
*515 Rivergate Parkway, Ste. 111*
*Goodlettsville, TN 37072*

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Citizens Tri-County Bank, a Tennessee banking corporation, said Grantor does hereby bargain, sell, transfer and convey unto Ajeya K. Upadhyaya and Vijay K. Upadhyaya, and his/her heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at a point on the westerly margin of Second Avenue, North, formerly Market Street, the northwest corner of said Second Avenue, North, and Church Street, formerly Spring Street, being the southeast corner of said Lot No. 26; thence with the westerly margin of said Avenue, northwardly 30 feet to the southeast corner of Anna G. Young's part of said Lot No. 26; thence westwardly, with Young's southern boundary line, 105 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 30 feet to the northerly margin of Church Street; thence with the northerly margin of said street, eastwardly 105 feet, more or less, to the beginning.

Tax Map #09302400900

Being the same property conveyed to Citizens Tri-County Bank, a Tennessee banking corporation by deed from Emily H. Bowman, as Successor Trustee, of record by Instrument No. 20110414-0028776, Register's Office for Davidson County, Tennessee.

*This conveyance is subject to taxes for the year 2012 and subsequent years.*

Commonly known as: 201 2nd Avenue, North, Nashville, TN 37201

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Ajeya K. Upadhyaya and Vijay K. Upadhyaya, and their assigns, forever.

Grantee, Ajeya K. Upadhyaya and Vijay K. Upadhyaya, whose address is 1004 Vaughn Crest Drive, Franklin, TN 37069, are responsible for the payment of real property taxes on subject property.

Said Citizens Tri-County Bank. a Tennessee banking corporation, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

The Warranties passing to grantees hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, the said Wes Fanning has executed this deed and affixed its corporate seal by Citizens Tri-County Bank, a Tennessee banking corporation, its Vice President this 24th day of February, 2012.

Citizens Tri-County Bank

BY: Wes F, V.P.
Wes Fanning

Title: Vice President

ANGIE WOMBLE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF TENNESSEE

COUNTY OF Coffee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wes Fanning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Vice President of Citizens Tri-County Bank the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Wes Fanning as such Vice President. Witness my hand and official seal at office this 23 day of February, 2012.

My Commission Expires:
August 5 2012

Notary Public

The actual consideration or value whichever is greater, for this transfer is $825,000.00.

A K Upadhyaya
Affiant

Subscribed and sworn to before me this 24th day of February, 2012.

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-3-15

ADDRESS NEW OWNERS:
Ajeya K. Upadhyaya and
Vijay K. Upadhyaya
1004 Vaughn Crest Drive
Franklin, TN 37069

SEND TAX BILLS TO:
Same as new owners

MAP & PARCEL:
09302400900