WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/12 13:58 3 pgs
Fees:18.00 Taxes:717.80
20120322-0024475

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,000.00.

Affiant

Subscribed and sworn to me on March 21, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Santosh V. Shamanur Amberlee Shamanur 7732 Daniel Trace Nashville, TN 37221	Access National Mortgage 2000 Glen Echo Rd, Suite 211 Nashville, TN 37215	126-15-0A 094.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary E. Goeschl and wife, Susan J. Goeschl, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Santosh V. Shamanur and Amberlee Shamanur, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Boone Trace at Biltmore, of record in Book 9700, pages 316 and 317, and Surveyor's Certificate of correction of record in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gary E. Goeschl and wife, Susan J. Goeschl by deed from David J. Terry and wife, Donna L. Terry dated March 28, 2008, of record in Instrument No. 20080403-0033793, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Plan of record in Book 9700, Pages 316 & 317, and Surveyor's Certificate of Correction of record in Book 10995, page 618, Register's Office of Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein; and
3. All matters shown on Boundary Plat of record in Plat Book 6900, page 470, said Register's Office; and
4. Restrictive Covenants of record in Book 7265, page 657, amended in Book 9342, page 312, re-recorded in Book 9735, page 931, and further amended in Book 10032, page 813, and Supplement to Annex Section Two of record in Book 10306, page 817, said Register's Office, and Supplemental Declarations of Covenants, Conditions and Restrictions for Boone Trace of record in Instrument Nos. 20011119-0126832, 20001211-0121618, and Book 11455, page 443, said Register's Office; and
5. Restated Declaration of Covenants, Conditions and Restrictions of Boone Trace of record in Instrument No. 20010717-0075902, said Register's Office; and
6. Charter of Boone Trace Homeowners' Association, Inc. of record in Book 9607, page 534, said Register's Office; and
7. Conveyance of Common Area to HOA of record in Instrument No. 20011119-0126831, said Register's Office; and
8. Easement to Southern Bell Telephone and Telegraph Company of record in Book 756, page 142, said Register's Office; and
9. Easement for ingress/egress for the use of a spring of record in Book 3462, page 445, reiterated and illustrated within Deed of record in Book 5446, page 47, said Register's Office; and
10. Easement for drainage of record in Book 3027, pages 261 and 321, said Register's Office; and
11. Underground easements conveyed to Viacom of record in Book 8992, page 63 and Book 9665, page 420, said Register's Office; and
12. Easement conveyed to Tennessee Electric Power Company of record in Book 751, page 396, said Register's Office; and

13. Easements conveyed to TVA of record in Book 4181, page 383; Book 4207, pages 514 and 555; and Book 4225, page 587, said Regsiter's Office; and
14. Subject to all easements and matters described in Exhibit B attached to instrument of record in Book 8230, page 1, said Register's Office; and
15. Easements to Harpeth Valley Utility District of record of record in Instrument Nos. 20071116-0134581; 20071116-0134580; 20071116-0134577 and 20040204-0013636, said Register's Office; and
16. Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20021217-0155375, said Register's Office; and
17. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7732 Daniel Trace, Nashville, TN 37221.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on March 21, 2012.

Gary E. Goeschl by William Jarratt Bell his Attorney in Fact
Gary E. Goeschl

Susan J. Goeschl by William Jarratt Bell her Attorney in Fact
Susan J. Goeschl

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 21, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Jarratt Bell, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument on behalf of Gary E. Goeschl for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Gary E. Goeschl and is authorized by Gary E. Goeschl to execute this instrument on his behalf.

Witness my hand and official seal on March 21, 2012.

NOTARY PUBLIC
My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 21, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Jarratt Bell, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument on behalf of Susan J. Goeschl for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Susan J. Goeschl and is authorized by Susan J. Goeschl to execute this instrument on her behalf.

Witness my hand and official seal on March 21, 2012.

NOTARY PUBLIC
My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY