THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020367** Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,060,500.00. Affiant Subscribed and sworn to before me, this13th day of April, 2012. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Meera Ballal and V. Sreenath Reddy 3513 Woodmont Blvd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11705015900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allen C. McDonald and wife, Carolyn C. McDonald** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meera Ballal and V. Sreenath Reddy, Wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF THE RESUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 7 ON THE MAP OF WOODMONT ESTATES, as shown on plat of record in Plat Book 8250, Page 510, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allen C. McDonald and wife, Carolyn C. McDonald by Warranty Deed from William F. Meacham and wife, Alice M. Meacham, recorded on the 30th day of July, 1997 in Deed Book 10547, Page 884, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE RESUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 7 ON THE MAP OF WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29, as resubdivided in Plat Book 8250, Page 510.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9882, Page 542.

Easement recorded in Book 1153, Page 121.

This is improved property located at 3513 Woodmont Blvd Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120028276 DEEDWARR
Recvd: 04/18/12 13:46 2 pgs
Fees:13.00 Taxes:3923.85
20120418-0033209

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2012.

Allen C. McDonald

Carolyn C. McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen C. McDonald and Carolyn C. McDonald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2012.

Notary Public

My Commission Expires: _____



My Commission Expires September 9, 2014