(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032062 DEEDWARR
Recvd: 05/02/12 10:50 2 pgs
Fees:13.00 Taxes:758.50
20120502-0037532

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4-30-12

Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girija Sahu	Girija Sahu	141-06-0C-171.00
(NAME)	(NAME)	
4400 Kirkbrook Court	4400 Kirkbrook Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shyam Nagarajan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Girija Sahu, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 163 on the final plat of Riverbridge phase 2 section 2 a planned unit development of record in Inst 20100302-0015635 Register's Office of Davidson County, Tennessee to which plat reference is here by made for a more complete and accurate description thereof.

Being the same property conveyed to Syam Nagarajan a married person by Deed from Beazer Homes Corp dated November 22nd, 2010 and filed for record in Inst 20101124-0094192 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in the Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Inst 20100302-0015635 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in Inst 20030205-0016044 and Inst 20030303-0027396, Inst 20100330-0023630 Register's Office of Davidson County, Tennessee.

2012 Taxes are being prorated between the parties.

This is improved unimproved x property, known as 4400 Kirkbrook Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this.

Shyam Nagarajan

STATE OF TN

COUNTY OF Davi—

Personally appeared before me; the undersigned a Notary Public in and for said County and State, the within named Shyam Nagarajan the bargainor with whom I am personally acquainted or provided 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 and official seal at Nashville, Tennessee this.

Commission expires: 3-8-14

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public