This instrument is being recorded pursuant to a Power of Attorney of record in Instrument No. 20120529004586 4 for Davidson County, Tennessee.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
|$175,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 24 DAY OF May, 2012
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-3-2015
| (AFFIX SEAL)

DONNA C. PIONK
STATE TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam & Raquel Christie 7304 South Colony Court Nashville, TN 37221	Pinnacle National Bank 150 3rd Ave S. Ste 900 Nashville, TN 37201	Map & Parcel 155080B04400CO

For and in 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,

Naomi H. Raphael Thekkudan, unmarried by and through Sara Dawn Dobbs Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Adam Christie and wife, Raquel Christie

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. 44 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Naomi H. Raphael Thekkudan, unmarried by Deed from Robert E. Turner, married dated April 17, 2009 of record in Instrument Number 20090422-0036523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.
2) Property is subject to South Colony at Riverbend Phase 1, a Planned Unit Development, Charter of record in Book 8748, Page 816, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7199, Page 119, Book 7781, Page 645, Book 9792, Page 20, Book 9792, Page 24, Register's Office for Davidson County, Tennessee.
3) Property is subject to open spaces to the South Colony at Riverbend HOA in Book 7787, Page 637, said Register's Office.
4) 2012 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **7304 South Colony 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(s) this 24th day of May, 2012.

Naomi H. Raphael Thekkudan by
Sarah Dawn Dobbs, ATTORNEY in FACT
Naomi H. Raphael Thekkudan by Sarah Dawn Dobbs
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120038869 DEEDWARR
Recvd: 05/29/12 09:11 2 pgs
Fees:13.00 Taxes:647.50
20120529-0045865

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Dawn Dobbs, Attorney-in-Fact for Naomi H. Raphael Thekkudan, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Naomi H. Raphael Thekkudan for the purposes therein contained.

WITNESS my hand and official seal this 24 day of May, 2012

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 11-3-2015

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076