WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Jordan Chase
Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2012

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-JS-12-216

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Wear	Farmington Financial (NAME)	
216 Fairmont Court	2002 Richard Jones Rd (ADDRESS)	
(ADDRESS) Nashville, TN 37203	Ste 300A Nashville TN 37215	104-6-M-16.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PRAKASH RAGHOTHAMACHAR, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRAD WEAR AND WIFE, KATHY WEAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-10, FAIRMONT COURT CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 825, AMENDED IN PLAT BOOK 6900, PAGE 98, AS ESTABLISHED IN MASTER DEED RECORDED IN BOOK 6686, PAGE 708, BOOK 6712, PAGE 125, BOOK 6774, PAGE 221, BOOK 6823, PAGE 962 AND BOOK 6893, PAGE 62, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO PRAKASH RAGHOTHAMACHAR, A MARRIED MAN BY WARRANTY DEED FROM MICHAEL L. WARSHAM, A SINGLE PERSON, RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DIVYARAO COWALEPANDURANGAN, SPOUSE OF PRAKASH RAGHOTHAMACHAR JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE(S) 825, AMENDED IN PLAT BOOK 6900, PAGE 98; BOOK 7078, PAGE 447; BOOK 6686, PAGE 708, BOOK 6712, PAGE 125, BOOK 6774, PAGE 221, BOOK 6823, PAGE 962 AND BOOK 6893, PAGE 62; BOOK 2270, PAGE 206; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 216 Fairmont Court, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120061134 DEEDWARR
Recvd: 08/16/12 09:56 2 pgs
Fees:13.00 Taxes:777.00
20120816-0073372

Witness my/our hand(s) this 18th day of July, 2012.

Prakash Raghothamachar

Divyarao Cowalepandurangan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Prakash Raghothamachar and Divyarao Cowalepandurangan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903