WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Carol A. Clewson
Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LAURA D. PERRY

R-VRES-12-2025-232

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
Joseph C. Facchinei	New Owner (NAME)	
305 Banbury Park Ln ~~2025 Woodmont Blvd #232~~	(ADDRESS)	
Franklin, TN 37069 ~~Nashville, TN 37215~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-11-0-J-232.00CO

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 ADHIKARI M. REDDY AND ADHIKARI S. REDDY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH C. FECCHINEI, UNMARRIED, AND SALLY A. FELTON, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 NO. 232, TOGETHER WITH GARAGE UNIT NO. B-6, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HILLMONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20040209-0015685, RE-RECORDED IN INSTRUMENT NO. 20040212-0017074, AS AMENDED IN INSTRUMENT NO. 20050404-0036415 AND INSTRUMENT NO. 20050512-0053861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO ADHIKARI M. REDDY AND WIFE, ADHIKARI S. REDDY BY DEED FROM THE GARDEN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20041221-0151822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 15, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20040209-0015685; INSTRUMENT NO. 20040212-0017074; INSTRUMENT NO. 20050404-0036415; INSTRUMENT NO. 20050512-0053861; BOOK 9921, PAGE 620; INSTRUMENT NO. 20110930-0075711; 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 2025 Woodmont Blvd #232, Nashville, Tennessee 37215
(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:T20120062662 DEEDWARR
Recvd: 08/22/12 09:43 2 pgs
Fees:13.00 Taxes:778.85
20120822-0075311

Witness my/our hand(s) this 26th day of July, 2012.

Adhikari M. Reddy by John Gleaves as Attorney in Fact

Adhikari S. Reddy by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of July, 2012, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Adhikari M. Reddy and Adhikari S. Reddy and who acknowledged he/she/they executed the same as the free act and deed of the said Adhikari M. Reddy and Adhikari S. Reddy.

Witness my hand and official seal, this the 26th day of July, 2012.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

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

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067