WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065512 DEEDWARR
Recvd: 08/31/12 11:48 2 pgs
Fees:13.00 Taxes:980.50
20120831-0078946

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2012.

Notary Public

My commission expires: 3/3/2014
(AFFIX SEAL)

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yogesh B. Malla	BB&T Mortgage	Map 104-02-4-A Parcel 209.00CO
3100 West End Circle #205	P.O. Box 580022	
Nashville, TN 37203	Charlotte, NC 28258-0022	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Regina Padilla, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yogesh B. Malla and Sarita Malla, husband and wife

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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 205 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record in Instrument No. 20060419-0044895, amending Master Deed of record in Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record in Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed, of record in Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regina Padilla, an unmarried woman by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080402-0033139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20050405-0027200, First Supplement in Instrument No. 20060419-0044895 and the amendment to the First Supplement in Instrument No. 20061018-0129536, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Regina Padilla, pursuant to a Power of Attorney executed by same on the 17th day of August, 2012, of record in Instrument No. 20120831-0078945, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **3100 West End Circle #205, Nashville, TN 37203.**

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 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/our hand(s) this **28th** day of **August, 2012.**

Regina Padilla
Regina Padilla

By: Kathy Hand, Attorney in Fact
Kathy Hand, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Regina Padilla** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Regina Padilla** for the purpose therein contained, by signing the name of **Regina Padilla** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2012.**

My Commission expires: 1/6/14

Notary Public

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN