PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120088931 DEEDWARR
Recvd: 11/20/12 14:32 2 pgs
Fees:13.00 Taxes:1579.90
20121120-0107174

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51674
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hemant Agarwal Sunita Dwivedi 2124 W Linden Ave. Nashville, Tennessee 37212	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 104150J00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$427,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William A. McGugin and spouse, Nancy Rankin Williams McGugin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hemant Agarwal and spouse, Sunita Dwivedi,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A on the plan of 2124 West Linden Townhomes shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20080923-0096687 Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to William A. McGugin and Nancy Rankin Williams as joint tenants with right of survivorship by Warranty Deed from J. Kelvin Pennington, married, dated May 1, 2009 and recorded on May 5, 2009, of record in Doc. No. 20090505-0041123, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20080923-0096687, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20080923-0096687, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; All matters shown on Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2124 A W Linden Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of November, 2012.

William A. McGugin

Nancy Rankin Williams McGugin

State of TENNESSEE
County of DAVIDSON

On this 16th day of November, 2012 , before me the undersigned authority, personally appeared William A. McGugin and Nancy Rankin Williams McGugin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $427,000.00

Hemant Agarwal
Affiant

Sworn and subscribed before me this the 16th day of November, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public