Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $57,500.00

Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 13th day of December, 2012.

Notary Public
My commission expires: 1/19/14

02-1210-48089

Address of New Owner:	Send Tax Bills to:	Tax Information
Manish Kharat 4954 Edmondson Pike, # L1 Nashville TN 37211	NEWOWNER	147-07-0-A-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly M. Poole, unmarried, formerly know as Kelly M. Jones, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Manish Kharat, hereinafter called the Grantee, his successors 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 Unit No. 1, on the Plan of Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly M. Jones by deed from Randall W. Bowen, unmarried, dated February 28, 2001, recorded March 1, 2001, of record in Instrument No. 20010301-0019219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4954 Edmondson Pike, # L1, Nashville, TN 37211

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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:T20120099618 DEEDWARR
Recvd: 12/28/12 13:44 2 pgs
Fees:13.00 Taxes:212.75
20121228-0120140

WITNESS my hand this ~~13th~~ 12th day of December, 2012.

Kelly M. Poole

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly M. Poole with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Pasadena, CA, this ~~13th~~ 12th day of December, 2012.

Notary Public

My Commission expires: 02-09-2015

AFAF SHEIKH
Commission # 1920900
Notary Public - California
San Bernardino County
My Comm. Expires Feb 4, 2015