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

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52046
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Prem K. ~~Sharan~~ Sharan Meena ~~Sinha~~ Sinha 8207 Sawyer Brown Road #O-4 Nashville, Tennessee 37221	PINNACLE BANK 150 3rd Ave S #900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 142010A09800CO

BILL GARRETT, Davidson County
Trans:T20130002229 DEEDWARR
Recvd: 01/09/13 08:59 2 pgs
Fees:13.00 Taxes:436.60
20130109-0002653

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kathy D. Budslick, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Prem K. ~~Sharan~~ Sharan and Meenu ~~Sinha~~ Sinha** husband & wife hereinafter called the **Grantees** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. O-4, together with the Carport designated No. O-7-C, of River Plantation, Section 1 Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 59, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathy D. Budslick by Warranty Deed from Don R. Anderson and wife, Mary B. Anderson, and Thomas J. Anderson, unmarried, dated August 31, 1990 and recorded on September 4, 1990, of record in Book 8188, page 622, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 59, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4562, page 474, amended in Doc. No. 20051020-0126564, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8207 Sawyer Brown Road, # O-4, Nashville, Tennessee 37221

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.

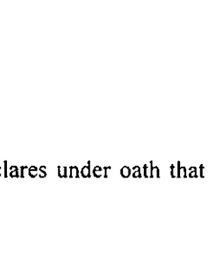
GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of December, 2012.

Kathy D. Budslick

State of TENNESSEE
County of DAVIDSON

On this 31st day of December, 2012 , before me the undersigned authority, personally appeared Kathy D. Budslick, 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: 

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 $118,000.00

Affiant

Sworn and subscribed before me this the 31st day of December, 2012

Notary Public

My Commission Expires: 1-9-16

