THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30979-01-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 18th day of January, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Asha Ramprasad 4210 Hillsboro Pike, #211 Nashville, TN 37215	**Send Tax Bills To:** Owner	**Tax Information:** Map and Parcel No.: 131 020 H 21100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Greg Brock and wife, Jill Brock**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Asha Ramprasad, a married woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4210 Hillsboro Pike, #211, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of January, 2013.

Greg Brock

Jill Brock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Greg Brock and Jill Brock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130005837 DEEDWARR
Recvd: 01/22/13 12:53 2 pgs
Fees:13.00 Taxes:1073.00

20130122-0006927

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 211, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums II, a horizontal property regime established by Master Deed for Hillsboro Quarters Condominiums, of record as Instrument No. 20040421-0045569, as amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned third amendment to Master Deed in Instrument No. 20050425-0045365, said Register's Office.

Being the same property conveyed to Greg Brock and wife, Jill Brock, by deed dated August 15, 2008, from Brandt N. Snedeker, an unmarried man, of record in Instrument Number 20080818-0084778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, which have been prorated and assumed by the Grantee.
2. First Amendment to By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument No. 20041230-0155026 and Instrument No. 20061229-0161138, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Quarters Condominiums II, of record in Instrument No. 20040421-0045569, as amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9, Register's Office for Davidson County, Tennessee.
9. Easement to the State of Tennessee of record in Book 4426, page 398, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.