THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012889** BILL GARRETT, Davidson County Trans:T20130007264 DEEDWARR Recvd: 01/28/13 09:03 2 pgs Fees:13.00 Taxes:832.50 20130128-0008529	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: Vineet Sharma and Camellia Koleyni 1309 Duncanwood Court Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131080M00100CO

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, **Duncanwood Reserve, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vineet Sharma and Camellia Koleyni, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as shown on plat of record in Instrument No. 20121018-0095689, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Duncanwood Reserve LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding, Inc., a Tennessee corporation formerly known as The Monroe Harding Children's Home, recorded on the 9th day of April, 2012 in Instrument No. 20120409-0029637, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as recorded in Instrument No. 20121018-0095689.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20121025-0098047.

Charter recorded at Instrument No. 20121030-0099403.

Easement for sanitary sewer, recorded in Book 3345, Page 66.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20011120-0127782.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20120402-0027411.

Temporary Construction Access Easement Agreement as set forth in instrument recorded in Instrument No. 20120409-0029638.

Sewer Easement Agreement as set forth in instrument recorded in Instrument No. 20120409-0029639.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20120628-0056657.

This is improved property located at 1309 Duncanwood Court Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of January, 2013.

Duncanwood Reserve, a Tennessee limited liability company

BY: _____
Micah A. Lacher, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Duncanwood Reserve, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 24th day of January, 2013.

_____
Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015