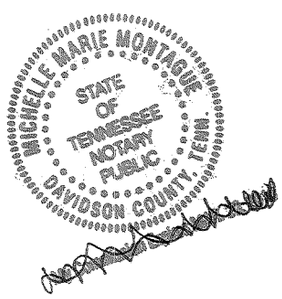
Davidson County DEEDWARR
Recvd: 03/05/13 13:23 3 pgs
Fees:18.00 Taxes:573.50
20130305-0021962



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2013.

Notary Public

My commission expires: 5/20/14

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jay Kim	Guardian Financial Svcs	**172120D06200CO**
7226 Althorp Way	1635 NE Loop 410 Ste 700	
Nashville, TN 37211	San Antonio, TX 78209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lavanya Tammareddi, unmarried and Kumar Tammareddi, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay Kim, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 502 on the Plan of Section 2, The Town Center Homes at Lenox Village of record in Plat in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lavanya Tammareddi and Kumar Tammareddi by Deed from Melissa K. Blackburn, Unmarried of record at Instrument No. 20080715-0072410, Register's Office for Davidson County, Tennessee, dated July 3, 2008 and recorded on July 15, 2008.

This is Investment property, and it has never been the prime residence of the Grantor

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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.
Subject to all matters shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, Revised in Instrument No. 20061103-0136911; Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes), of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405; Master Deed Restrictions of record in Instrument Number(s) 20020315-0032825, amended and supplemented in 20021226 0158459, 20040526-0062221, 20060120-0007913, 20060321-0032383, 20060321-0032382 & 20080326-0030449;

20021226-0158458, Instrument 20031212-0178492, Instrument 20040526-0062220, Instrument 20050113 0005133, Instrument 20050119-0006853, Instrument 20050324-0032209 and 20050815-0096405, Instrument 20060120-0007914, Instrument 2060221-0020352, Instrument 20060309-0027423, Instrument 20060321-0032383, Instrument 20060622-0074677, Instrument 20070103-0001284, Instrument 20070830-0104306, Instrument 20080326-0030439; Charter for Lenox Village Neighborhood HOA in Instrument 20020412-0045831; Charter of Lenox Village Town Center Assn., Inc., HOA in Instrument Number 20031016-0153550; Quitclaim Deed(s) for common areas in Instrument Number 20020510-0053757 and Instrument Number 20020507-0056338; Stormwater Detention Agreement(s) in Book 7361, Page 230, Instrument 20020408-0042672, Instrument 20020408-0042676, and Instrument 20020628-0078164; Easement(s) for sanitary sewer and / or drainage, of record in Instrument Number 20030923-0140666 and Instrument Number 20040310-0027422; Restrictions of record as Instrument Number 20050407-0038449 and Instrument 20010703-0070464 in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 7226 Althorp Way 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 GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 28th day of February, 2013.

Lavanya Tammareddi

Kumar Tammareddi, By: Lavanya Tammareddi, Attorney in fact
his Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Rutherford

I, Rebecca A. Dohoda, a Notary Public of the County and State first above written, personally appeared Lavanya Tammareddi, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for Kumar Tammareddi, and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney being recorded in Instrument No. 20130305-0021961, in Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires: 05/23/16

(SEAL)

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County

File #: **213204**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd. Suite 16
Murfreesboro, TN 37129

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014