BILL GARRETT, Davidson County
Trans:T20130021290 DEEDWARR
Recvd: 03/15/13 09:11 2 pgs
Fees:13.00 Taxes:266.40

20130315-0025845

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 12 day of March, 2013.

Notary Public
My commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

07-1303-85085

Address of New Owner:	Send Tax Bills to:	Tax Information
Himakara G. Borra 2925 GLENWAY DR NASHVILLE, TN 37221	NEW OWNER	128-16-0-B-002.00

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, Greater Middle Tennessee Development Partnership, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Himakara G. Borra and wife, Sravani G. Borra, hereinafter called the Grantees, their 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 Lot No. 2, on the Plan of Summit Oaks, Phase One, of record in Instrument No. 20020129-0011883, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Debt Assistance Solutions, LLC, a Tennessee limited liability company by deed from Jones Lands-L, LLC, dated February 12, 2009, recorded June 24, 2009, of record in Instrument No. 20090624-0058704, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Advanced Asset Acquisition, LLC by Quitclaim Deed from Debt Assistance Solutions, LLC, a Tennessee limited liability company, dated June 24, 2009, recorded June 24, 2009, of record in Instrument No. 20090624-0058705, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Greater Middle Tennessee Development Partnership by deed from Advanced Asset Acquisition, LLC, dated June 17, 2011, recorded June 20, 2011, of record in Instrument No. 20110620-0046989, 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 unimproved property known as 405 Summit Oaks Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12 day of March, 2013.

Greater Middle Tennessee Development
Partnership, a Tennessee general partnership,
by Trianon Developments Ltd., Managing General Partner

By: Fred M. Stevenhagen
Secretary of Trianon Developments Ltd.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred M. Stevenhagen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Trianon Developments Ltd. and that he is authorized by Trianon Developments Ltd. to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 12 day of March, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

