Record &

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130023100 DEEDWARR
Recvd: 03/21/13 10:48 2 pgs
Fees:13.00 Taxes:296.00
20130321-0027986

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of March, 2013, by and between Manish Kharat, unmarried, party of the first part, and Lily Fong, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No 1 on the Plan of Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Manish Kharat by Warranty Deed recorded December 28, 2012 at Instrument No 20121228-0120140 in the Davidson County Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Manish Kharat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Manish Kharat, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of March, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Lily Fong

Tax Parcel No 147070A00100CO

Property Address: 4954 Edmondson Pike
Unit L-1
Nashville, TN 37211

MAIL TAX
BILLS TO: New owner

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property would command ~~at a fair~~ and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of March, 2013.

Karen McCalla
Notary Public

My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN