WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-VRES-13-2615

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moni N. Advani	New owner (NAME)	
2615 Ashwood Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-15-0-058.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LITTLE VILLAGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MONI N. ADVANI, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 ON THE RESUBDIVISION PLAT OF LOT 45, SUNSET PARK OF RECORD IN INSTRUMENT NUMBER 20120413-0031482, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO LITTLE VILLAGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM VILLAGE PEOPLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20120620-0054086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 19, 2012 AND RECORDED ON JUNE 20, 2012.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO VILLAGE PEOPLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM DONALD M. BREEDING OF RECORD AT INSTRUMENT NO. 20120417-0032829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 13, 2012 AND RECORDED ON APRIL 17, 2012.

BEING THE SAME PROPERTY CONVEYED TO DONALD M. BREEDING BY DEED FROM MARGARET JONES EDMUNDSON, A WIDOW OF RECORD IN BOOK 6469, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 4, 1985 RECORDED ON JANUARY 7, 1985.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20120413-0031482; PLAT BOOK 332, PAGE 132; BOOK 6469, PAGE 45, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2615 Ashwood Ave, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20130023240 DEEDWARR
Recvd: 03/21/13 13:50 2 pgs
Fees: 13.00 Taxes: 3052.50
20130321-0028133

Witness my/our hand(s) this 5th day of March, 2013.

Little Village Homes, LLC

BY: _____
Mark Deutschmann, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of March, 2013, before me personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Little Village Homes, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of March, 2013.

_____
Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903