WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033081 DEEDWARR
Recvd: 04/23/13 09:38 2 pgs
Fees:13.00 Taxes:888.00
20130423-0040095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**

Sonika H. Prasad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2013.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonika Harish Prasad	**Same As Owner**	**MAP 104-8-D**
(NAME) **1817 Wedgewood Avenue**	(NAME)	**PARCEL 2.00CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **THOMAS C. ALSUP AND WIFE, LINDA T. ALSUP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SONIKA HARISH PRASAD AND HARISH PRASAD AND WIFE, RATNA PRASAD,** 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 Unit No. 2 on the Condominium Site Plan, Le Ritz Condominiums along with three marked parking spaces of record in Plat Book 6200, page 316, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Thomas C. Alsup and wife, Linda T. Alsup by Warranty Deed from William R. Johnson, Jr., Trustee, William R. Johnson, Jr. Revocable Living Trust Agreement dated April 28, 2004, filed for record October 3, 2006 of record in Instrument No. 20061003-0122290, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 316, said Register's Office; (c) Restrictive covenants contained in Book 6583, page 505, amended in Book 6676, page 711 and Instrument No. 20070214-0018708, said Register's Office; and (d) Charter of record in Instrument No. 20070105-0002243, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1817 Wedgewood Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 18th day of April, 2013.

Thomas C. Alsup

Linda T. Aslup
By: Thomas C. Alsup, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Thomas C. Alsup. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2013.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Thomas C. Alsup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument on behalf of Linda T. Alsup, the within named bargainor, for the purposes therein contained as the free act and deed of Linda T. Alsup.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2013.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public