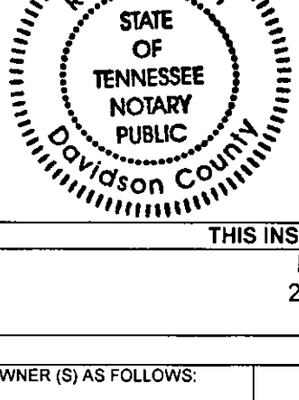
WARRANTY DEED



R-PP-13-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April 2013

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oniel J. D'Souza (NAME)	New owner (NAME)	
87 Victoria Park (ADDRESS)	(ADDRESS)	**104-14-G-48.00 CO**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **STEPHANIE J. KUKLENSKI, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~ONIEL~~ **D'SOUZA AND HEMA O. D'SOUZA,*** 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:

*husband and wife *Oniel

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF REVISED FINAL PLAT OF WHITWORTH, PHASE 01 OF RECORD IN PLAT BOOK 7900, PAGE 140 THROUGH 144, 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 STEPHANIE J. KUKLENSKI BY DEED FROM ROBERT A. ASTOLFI AND SPOUSE, JENNIFER E. ASTOLFI OF RECORD AT INSTRUMENT NO. 20040223-0020350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 7, 2003 AND RECORDED ON FEBRUARY 23, 2004.

THIS CONVEYANCE IS SUBJECT TO:

A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN;

B) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 140 THROUGH 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

C) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8026, PAGE 305 AS AMENDED IN BOOK 8047, PAGE 243, BOOK 8282, PAGE 45, FIRST AMENDMENT IN INSTRUMENT NUMBER 20100615-0046543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS;

D) WHITWORTH HOMEOWNER'S ASSOCIATION CHARTER OF RECORD IN BOOK 8090, PAGE 691 AS AMENDED IN BOOK 8283, PAGE 523, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

E) EASEMENT FOR METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 7868, PAGE 959, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

F) EASEMENT OF RECORD IN BOOK 3467, PAGE 194 AND BOOK 3505, PAGE 338 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

G) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130033324 DEEDWARR
Recvd: 04/23/13 15:00 2 pgs
Fees:13.00 Taxes:2338.40

20130423-0040367

This is
( ) **unimproved**
(X) improved
property known as **87 Victoria Park Nashville, Tennessee 37205**
(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.

Witness my/our hand(s) this 19th day of April, 2013.

Stephanie J. Kuklenski

Stephanie J. Kuklenski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie J. Kuklenski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2013.

Brian D. Mitchell

Notary Public

My Commission Expires:
(SEAL) January 9, 2016

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212