2/ GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20130035091 DEEDWARR
Recvd: 04/29/13 14:30 3 pgs
Fees:18.00 Taxes:427.35
20130429-0042503

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2013.

Notary Public

My Commission Expires: 6.21.16

Address New Owner As Follows:
Anil Nachnani
111 Blue Ridge Drive.
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

Map-Parcel Number:
104-06-0A-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen Metrock Condo Property, L.L.P., an Alabama limited liability partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anil Nachnani and wife, Poonam Somai**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit 812, Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, Book 6435, page 549 and Book 6900, page 43, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Helen Metrock Condo Property, L.L.P. by deed from David Paul Properties, LLC, of record as Instrument No. 20050713-0081253, dated June 23, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 5200, page 399, amended in Book 6135, page 788, Book 6435, page 549 and Book 6900, page 43, said Register's Office.

3. Permanent overhang easement for the construction and maintenance of an electric power transmission line of record in Book 4825, page 592, said Register's Office.

4. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Continental Condos Condominiums, of record in Book 5862, page 589, amended in Book 6135, page 788 and Book 6435, page 549 and By-Laws of record in Book 5862, page 626; Resolution of record in Book 7461, page 217 and in Instrument No. 20051024-0128399, said Register's Office.

This is improved property known as: **3415 West End Avenue, #812, Nashville, TN 37203**.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of April, 2013.

Helen Metrock Condo Property, L.L.P.

By: Helen Metrock Condo, L.L.C., General Partner

By: _____

James Thompson Metrock, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Thompson Metrock, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of April, 2013

(Seal)



Notary Public

My Commission Expires: 06/21/2016