BILL GARRETT, Davidson County
Trans:T20130040538 DEEDWARR
Recvd: 05/15/13 12:58 2 pgs
Fees:13.00 Taxes:1924.00
20130515-0049026

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No. TN133061

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of _____, 2013.

_____
NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarla Tandon Kumar Devika Kumar 1301 Lone Oak Circle Nashville, TN 37215	Same address as new owner	131070L00200CO

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Thousand and 00/100 Dollars ($650,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DEVIKA KUMAR, AN UNMARRIED WOMAN,** hereinafter called the Grantors, has bargained and sold and by these presents does hereby transfer and convey unto, **SARLA TANDON KUMAR, MARRIED, AS TO A 90% UNDIVIDED INTEREST, AND DEVIKA KUMAR, A SINGLE WOMAN, AS TO A 10% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, located on Lone Oak Circle, in Nashville, Davidson County, Tennessee, and described in the Declaration of Convents, Conditions and Restrictions for Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20051230-0156862, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the plan filed as Exhibit "B" to said Declaration appearing in instrument #20051230-0156862, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Devika Kumar, an unmarried woman, by Warranty Deed from Charles A. Ransom and Kamber A. Ransom, dated 3/15/2013, recorded

3/20/2013, of record in Instrument No. 20130320-0027602, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1301 Lone Oak Circle, Nashville, TN 37215.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

The parties agree that as of the date of this conveyance, the fair market value of the subject property is $650,000.00

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of April, 2013.

DEVIKA KUMAR

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Devika Kumar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2013.

AARON P. DURBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

AARON P. DURBIN
Printed Notary Name

My commission expires: 08/22/16