BILL GARRETT, Davidson County
Trans:T20130045009 DEEDWARR
Recvd: 05/30/13 12:11 2 pgs
Fees:13.00 Taxes:185.00
20130530-0054473

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4592

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yoga N. Thati 5114 Heathrow Blvd. Brentwood, TN 37027	NEW OWNER	13500041800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$50,000.00**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Vastland Nashboro Development, LLC ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Yoga N. Thati and Aruna Devi A. Thati, husband and wife and Chandrasekhar C. Reddy and Pranahita C. Reddy, husband and wife, as tenants in common., ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee being a part of Parcel 323 on Metro Property Map 135 and being more particularly described according to an ALTA/ACSM as-built survey prepared by Wamble and Associates, P.L.L.C. dated April 17, 2002, revised April 26, 2002, as follows:

Beginning at a point, said point being an iron rod (old) on the Westerly right-of-way line of Flintlock Court, said rod being at the intersection of said Westerly right-of-way line and the Northeasterly line of open space tract number three as conveyed to Linkscorp Tennessee Six, L.L.C. as of record in Deed Book 11599, Page 472, R.O.D.C., TN and as shown on the Revised Final Plat of Nashboro Village Open Space and Recreational Areas as of record in Plat Book 4860, Pages 72 and 73; thence, following the Northeasterly line of said open space tract number three North 58 degrees 00 minutes 16 seconds West 265.00 feet to an iron rod (old); thence, North 26 degrees 59 minutes 49 seconds East 162.16 feet to an iron rod (old); thence, North 03 degrees 59 minutes 44 seconds East 275.00 feet to an iron rod (old), said rod being the Southeast corner of Nashboro Village Tract Sixteen; thence, following the Easterly line of said Tract Sixteen North 04 degrees 12 minutes 51 seconds East 119.44 feet to an iron rod (new) being on the Southerly right-of-way line of Nashboro Boulevard as of record in Plat Book 4460, Pages 149-151, R.O.D.C., TN; thence, following said Southerly right-of-way line South 63 degrees 33 minutes 00 seconds East 118.00 feet to an iron rod (new); thence, with a curve to the left having a central angle of 27 degrees 30 minutes 29 seconds, a radius of 432.78 feet, an arc length of 207.78 feet, and a chord bearing and distance of South 77 degrees 18 minutes 15 seconds East 205.79 feet to an iron rod (new); thence, with a curve to the right having a central angle of 100 degrees 58 minutes 01 seconds, a radius of 25.00 feet, an arc length of 44.06 feet, and a chord bearing and distance of South 40 degrees 34 minutes 29 seconds East 38.57 feet to an iron rod (new) being on the Westerly right-of-way line of Flintlock Court; thence, following said Westerly right-of-way line with a curve to the right having a central angle of 16 degrees 09 minutes 51 seconds, a radius of 159.92 feet, an arc length of 45.12 feet, and a chord bearing and distance of South 17 degrees 59 minutes 27 seconds West 44.97 feet to an iron rod (new); thence, South 26 degrees 04 minutes 22 seconds West 259.11 feet to an iron rod (new); thence, with a curve to the left having a central angle of 10 degrees 09 minutes 16 seconds, a radius of 873.92 feet, an arc length of 154.89 feet, and a chord bearing and distance of South 20 degrees 59 minutes 44 seconds West 154.68 feet to an iron rod (new); thence, with a curve to the left having a central angle of 10 degrees, 11 minutes 33 seconds, a radius of 752.67 feet, an arc length of 133.90 feet, and a chord bearing and distance of South 10 degrees 49 minutes 19 seconds West 133.72 feet to the point of beginning.

Being part of the same property conveyed to Vastland Nashboro Development, LLC by Special Warranty Deed from WDN Properties, Ltd., recorded on the 7th day of May, 2002 in Instrument No. 20020507-0056328, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is Unimproved property located at: **Tract 15 Nashboro Village, Nashville, TN 37219**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **10th** day of **May, 2013**.

Vastland Nashboro Development, LLC.

By: _____
Mack H. McClung, It's Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mack H. McClung**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Vastland Nashboro Development, LLC.**, the within named bargainor, a Tennessee limited liability company, and that he as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Chief Manager**.

Witness my hand and Official Seal this the **10th** day of **May, 2013**.

_____
Notary Public

My Commission Expires: 12-03-13

