# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

*Affiant*

Subscribed and sworn to me on May 28, 2013.

NOTARY PUBLIC
My Commission Expires:

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2209 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Barry B. White, II<br>71 Brookwood Terrace<br>Nashville, TN 37205 | 241 Creekside Dr<br>Lewisburg, TN 37091 | 103-14-0/037.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Muthukumaran Gunasekaran and wife, Nirmala Gunasekaran, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Barry B. White, II, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Revised Plan of Hillwood Terrace, Section Two, as of record in Book 3300, page 73, Register's Office for said County.
>
> Said Lot No. 38 fronts 95 feet on the southwesterly margin of Brookwood terrace and extends back 222.2 feet on the northwesterly line and 218.9 feet on the southeasterly line to a dead line in the rear measures 95 feet thereon.
>
> Being the same property conveyed to Muthukamaran Gunasekaran and wife, Nirmala Gunasekaran by deed from Oscar A. Reicher and wife, Terri R. Reicher dated June 1, 1984, of record in Book 6307, page 810, Register's Office for Davidson County, Tennessee. Muthukumaran Gunasekaran is also known as Muthukamaran Gunasekaran.
>
> This property is also known as improved property located at 71 Brookwood Terrace, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Davidson County DEEDWARR
Recvd: 06/04/13 09:32 2 pgs
Fees:13.00 Taxes:906.50
20130604-0056064

Muthukumaran Gunasekaran

Nirmala Gunasekaran

STATE OF TX

COUNTY OF Dallas

On May 28, 2013, before me personally appeared Muthukumaran Gunasekaran and Nirmala Gunasekaran, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 28, 2012.

BELLA RAHLIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-09-13

NOTARY PUBLIC

My Commission Expires: 07/09/13

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06/19/2016

Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016