WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20130054881 DEEDWARR

Recvd: 06/28/13 09:35 2 pgs

Fees:13.00 Taxes:222.00

20130628-0066521

G-FSBO-13-810

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arabinda Mishra	Arabinda Mishra	
7417 Kreitner Drive	7417 Kreitner Drive	
Nashville, TN 37221	Nashville, TN 37221	142-6-A-180.00 CO
(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, I/we ANDREW NELSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARABINDA MISHRA, MARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 180, BUILDING NO. 22, GARAGE NO. 2 OF "PEPPERTREE" - CREEKSIDE MEADOWS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4834, PAGE 257, AS AMENDED IN BOOK 4984, PAGE 174, BOOK 5045, PAGE 800, BOOK 5086, PAGE 80, BOOK 5259, PAGE 5, BOOK 6535, PAGE 723 AND BOOK 7610, PAGE 973, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4675, PAGES 128 THROUGH 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW NELSON BY WARRANTY DEED FROM VICTORIA M. CAIN, UNMARRIED, RECORDED ON THE 16TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111216-0098037, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 4675, PAGES 128-130; MASTER DEED OF RECORD IN BOOK 4834, PAGE 257, BOOK 4984, PAGE 174, BOOK 5045, PAGE 800, BOOK 5086, PAGE 80, BOOK 5259, PAGE 5, BOOK 6535, PAGE 723, BOOK 6237, PAGE 644, BOOK 6535, PAGE 724, BOOK 6874, PAGE 354 AND BOOK 7610, PAGE 973; CHARTER OF RECORD IN BOOK 4836, PAGE 610; AND EASEMENT OF RECORD IN INSTRUMENT NO. 20040603-0065549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 810 Bellevue Road #180, Nashville, Tennessee 37221

(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 6th day of June, 2013.

Andrew Nelson by John Gleaves, Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW NELSON and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW NELSON.

Witness my hand and official seal, this the 6th day of June, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903