THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31211-05-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $239,525.00. Padmini Komalavilas Affiant Subscribed and sworn to before me this 27th day of June, 2013. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2016

WARRANTY DEED

Address New Owner: Padmini Komalavilas, Anil K.Pandya 7732 Dan Kestner Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128 100 23900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael R. Warnement and wife, Maria Paula Alfaro**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Padmini Komalavilas and husband, Anil K. Pandya** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7732 Dan Kestner Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130060406 DEEDWARR
Recvd: 07/16/13 09:50 3 pgs
Fees:18.00 Taxes:886.24
20130716-0073308

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2013.

Michael R. Warnement

Maria Paula Alfaro

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael R. Warnement and Maria Paula Alfaro**, 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, at office, this 27th day of June, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of First Revision, Meade Vue Subdivision, of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Warnement and wife, Maria Paula Alfaro, by deed dated November 25, 2009, from Paul G. Hignutt and wife, Sara Hignutt, of record in Instrument No. 20091125-0108508, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Meade Vue of record in Book 7461, page 462, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, page 58, Register's Office for Davidson County, Tennessee.