WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 05/20/2013

(AFFIX SEAL)

RACHAEL A. ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

G-PP-13-1021

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
Prana Gulavane	New Owner	
1021 Todd Preis Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		142-5-C-39.00 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, we BARBARA H. THOMPSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PRANA GULAVANE, _____, 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 T-403 AND CARPORT T-403-C, RIVER PLANTATION, SECTION FOUR, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 16 THRU 19, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4892, PAGE 440, AMENDED IN BOOK 4956, PAGE 756 AND INSTRUMENT NOS. 20050128-0010626 AND 20050602-0062760, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BARBARA H. THOMPSON BY WARRANTY DEED FROM THOMAS E. BARTRUM AND WIFE, LYNN BARTRUM, RECORDED ON THE 29TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050729-0088916, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4860, PAGE(S) 16 THRU 19; BOOK 4892, PAGE 456; INSTRUMENT NO. 20050415-0042394; BOOK 4956, PAGE 756 AND INSTRUMENT NOS. 20050128-0010626 AND 20050602-0062760; BOOK 7776, PAGE 934; BOOK 4861, PAGE 763, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1021 Todd Preis Drive, 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.

BILL GARRETT, Davidson County
Trans:T20130060959 DEEDWARR
Recvd: 07/17/13 14:17 2 pgs
Fees:13.00 Taxes:518.00

20130717-0073991

Witness my/our hand(s) this 1st day of July, 2013.

Barbara H. Thompson 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 BARBARA H. THOMPSON and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA H. THOMPSON.

Witness my hand and official seal, this the 1st day of July, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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