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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13070204**<br><br>KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 9, 2014 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $391,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of July, 2013.<br><br>Notary Public<br>My Commission Ex BILL GARRETT, Davidson County<br>Trans:T20130066134 DEEDWARR<br>Recvd: 08/02/13 08:47 2 pgs<br>Fees:13.00 Taxes:1446.70 |

**WARRANTY DEED**

20130802-0080636

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ravi Gupta and Awadhesh Gupta<br>1114 Stratton Ave<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>083-05-0 217.00 |

**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, **Christina M. Roman, Trustee of The Christina M. Roman Revocable Trust u/t/a dated October 6, 2005** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ravi Gupta, unmarried and Awadhesh Gupt, unmarried, as Joint Tenants in Common.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, CALVIN DAVIS LOT, BEING PART OF BLOCK "B" IN F.O. BEAZLEY'S ADDITION TO EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Christina M. Roman Revocable Trust, Christina M. Roman, Trustee by Warranty Deed from Thomas Lynn Baker, recorded on the 3rd day of April, 2007 in Instrument No. 20070403-0039851, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALVIN DAVIS LOT, BEING PART OF BLOCK "B" IN F.O. BEAZLEY'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 85.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1114 Stratton Ave Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of July, 2013.

Trustee

Christina M. Roman, Trustee

STATE OF TENNESSEE
COUNTY of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina M. Roman, Trustee of The Christina M. Roman Revocable Trust u/t/a dated October 6, 2005, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the , Trustee of The Christina M. Roman Revocable Trust u/t/a dated October 6, 2005, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of July, 2013.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014