THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 2013 Notary Public MY COMMISSION EXPIRES: March 5, 2016 (AFFIX SEAL)

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pramod Palande	Bank of America, N.A	MAP 186-4-0-A
8069 Canonbury Drive	7105 Corporate Drive	PARCEL 5
Nolensville, TN 37135	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dean Bain and wife, Amber Neely Bain**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pramod Palande and wife, Priya Palande**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 190 on the Final Plat of Burkitt Place, Phase 1A, Section 1 of record in Instrument no. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dean Bain and wife Amber Neely Bain by Warranty Deed from Brookhaven Development, LLC a Tennessee limited liability company as of record in Instrument No. 20070830-0104468, Registers office for Davidson County, Tennessee, dated August 28, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **8069 Canonbury Drive, Nolensville, TN 37135.**

BILL GARRETT, Davidson County
Trans:T20130076517 DEEDWARR
Recvd: 09/04/13 14:49 2 pgs
Fees:13.00 Taxes:1183.63
20130904-0093279

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 _____ hand( ) this the 30th day of August, 2013.

Amber Neely Bain

Amber Neely Bain

Dean Bain by Amber Neely Bain, Attorney in Fact

Dean Bain by Amber Neely Bain, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amber Neely Bain** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2013.

My Commission expires 10.18.16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amber Neely Bain** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Dean Bain**, as HIS Attorney in Fact, as the free act and deed of the within named **Dean Bain**.

Witness my hand and official seal this the 30th day of August, 2013.

My Commission expires 10.18.16

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY