BILL GARRETT, Davidson County
Trans: T20130077826 DEEDWARR
Recvd: 09/09/13 11:19 2 pgs
Fees: 13.00 Taxes: 788.10

20130909-0094852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Michelle Locke
Affiant

Subscribed and sworn to before me, this 29TH DAY OF AUGUST, 2013.

Kathy D. Barker
Notary Public

MY COMMISSION EXPIRES: 12-18-2016

(AFFIX SEAL)

KATHY D. BARKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Rymer and Joseph R. Rymer, Jr. and wife, Amy Rymer	Same (NAME)	117110J33200CO
2025 Woodmont Blvd., #332 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Vandana K. Grover and husband, Joshua Decker and Viren K. Grover, married as joint tenants with rights of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Courtney Rymer and Joseph R. Rymer, Jr. and wife, Amy Rymer, hereinafter called the Grantees, 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. 332, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HILLMONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20040209-0015685 AND RE-RECORDED AS INSTRUMENT NO. 20040212-0017074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO VANDANA K. GROVER, UNMARRIED AND VIREN K. GROVER, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM THE GARDEN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD BY INSTRUMENT NO. 20040610-0068934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

VIREN K. GROVER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF VANDANA K. GROVER AND JOSHUA DECKER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NOS. 20130909-0094850 & 20130909-0094851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOSHUA DECKER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF VIREN K. GROVER.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2025 Woodmont Blvd. #332, Nashville, TN 37215
(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 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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 29th day of August, 2013.

Vandana Grover
Vandana K. Grover

By: _____
Viren K. Grover, Attorney-In-Fact

Joshua Decker
Joshua Decker

By: _____
Viren K. Grover, Attorney-In-Fact

_____
Viren K. Grover

STATE OF ILLINOIS

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Viren K. Grover, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~29th~~ 03 September day of ~~August~~, 2013.

Roman Moroz
Notary Public

My Commission Expires:

(SEAL)

OFFICIAL SEAL
ROMAN MOROZ
Notary Public - State of Illinois
My Commission Expires Aug 13, 2016

STATE OF ILL

COUNTY OF LAKE

On this 29th day of August, 2013, before me personally appeared Viren K. Grover, 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 Vandana K. Grover and Joshua Decker and acknowledged that such person executed the same as the free act and deed of Vandana K. Grover and Joshua Decker.

Witness my hand and official seal, this the ~~29th~~ 03 SEPTEMBER day of ~~August~~, 2013.

Edward Garfield
Notary Public

My commission expires Oct 6, 2014

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

NOTARY PUBLIC OFFICIAL SEAL STATE OF ILLINOIS
EDWARD GARFIELD
MY COMMISSION EXPIRES
OCTOBER 6, 2014