BILL GARRETT, Davidson County
Trans:T20130099503 DEEDWARR
Recvd: 11/25/13 08:39 2 pgs
Fees:13.00 Taxes:136.90

20131125-0120695

Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $37,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of November, 2013. Notary Public My commission expires: (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Hostettler Realty, LLC**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 102-07-0-A,Parcel 005.00CO**
421 East Iris, Suite 300		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jyotsna Parachuri, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hostettler Realty, LLC, a Tennessee limited liability company

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 Unit No. K-9 of West Meade Condominiums, n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established the by Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Instrument No. 20120724-0065040, corrected by Scrivener's Affidavit of record as Instrument No. 20120817-0074026, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Jyotsna Paruchuri, a married woman, by Deed, Dated June 18, 2001, from George Kaludis and wife, Eugenia L. Kaludis of record in Instrument No. 20010816-0088610, Register's Office for Davidson County, Tennessee. The said property was further conveyed to The Avenue Nashville West, Inc., by Substitute Trustee's Deed, dated December 28, 2012, from Douglas A. Brace, Substitute Trustee of record in Instrument No. 20121231-0120740, said Register's Office. Said property was further conveyed from The Avenue Nashville West, Inc., by Quitclaim Deed dated November 22, 2013, to Jyotsna Parachuri, a married woman, of record in Instrument No 20131125-0120694, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 5200, Page 430, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Meade Condominiums n/k/a The Avenue Nashville West, Inc.

3) Master Deed of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 704 and as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit of record in Instrument No. 20120817-0074026 and Appointment of Substitute Trustees of record in Instrument No. 20120307-0020068, Register's Office for Davidson County, Tennessee.

4) By-Laws of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 740, Register's Office for Davidson County, Tennessee.

5) Charter of West Meade Condominium association, Inc., (n/k/a/ The Avenue Nashville West, Inc.,) of record in Book 5918, page 953, said Register's Office.

6) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4520, page 836, Register's Office for Davidson County, Tennessee.

7) Recreational Easement of record in Book 4552, page 507 and conveyed to West Meade Condominium Association, Inc., of record in Book 5923, page 769, said Register's Office.

8) Encroachment Easement of record in Book 6561, page 90, said Register's Office.

9) Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8808, page 872, said Register's Office.

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as: **6680 Charlotte Pike # K-9, Nashville, TN 37209**

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 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 my/our hand(s) this **22nd** day of **November, 2013.**

Jyotsna Parachuri

Jyotsna Parachuri

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jyotsna Parachuri,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **November, 2013.**

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17