BOK 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,500.00.

Affiant

Subscribed and sworn to me on December 2, 2013.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130101503 DEEDWARR
Recvd: 12/03/13 14:25 3 pgs
Fees:18.00 Taxes:797.35
20131203-0123134

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27039SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pradeep S. Ahluwalia Michele Ahluwalia 303 Ashlawn Court Nashville, TN 37215	Pradeep S. Ahluwalia 988 Still Forest Drive Brentwood, TN 37027	131-06-G-303

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah Parkron, married, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Pradeep S. Ahluwalia and Michele Ahluwalia, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 303 together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, A condominium, a horizontal property regime established by Master Deed of record in book 7076, page 696, amended in Book 7308, page 859, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to said Master Deed.

Being the same property conveyed to Sarah C. Pakron, an unmarried woman, by Deed from Grace Elizabeth Trammell, an unmarried woman, of record as Instrument No. 20091026-0098657 in the Register's Office for Davidson County, Tennessee.

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

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on plan of record in Book 6250, page 978, as amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.

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 interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Ashlawn, of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto.

5. Covenants and Restrictions for Burton Hills of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, and Book 7076, page 691, in said Register's Office.
6. Charter of Burton Hills Homeowners' Association of record in Book 6517, page 505, as amended in Book 6921, page 216, in said Register's Office.
7. Charter of Burton Hills Recreational Association of record in Book 6517, page 511, as amended in Book 6921, page 214, in said Register's Office.
8. Charter of Burton Hills, Village of Ashlawn Council, Inc., of record in Book 7154, page 239, in said Register's Office.
9. Charter of Burton Hills Estate Association, Inc., of record in Book 6665, page 1, amended in Book 6921, page 210, in said Register's Office.
10. Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3702, page 250, amended in Book 4298, page 491, in said Register's Office.
11. Agreement of record in Book 6470, page 383; Book 6655, page 47, and Book 7147, pages 411 and 416, in said Register's Office.

Spouse of the Grantor has never resided at subject property.

This property is also known as improved property located at 303 Ashlawn Court, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on December 2, 2013.

Sarah Parkron

Sarah Parkron

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 2, 2013, before me personally appeared Sarah Parkron, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on December 2, 2013.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE