Davidson County DEEDWARR
Recvd: 03/18/14 16:14 3 pgs
Fees:18.00 Taxes:328.19
20140318-0022510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 88,700.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2014.

Notary Public

My commission expires: 11/26/14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BARIKI N. MALLYA	Bariki N Mallya	**135080A71900CO**
719 LONGHUNTER CT.	100 Morning View Dr	
NASHVILLE, TN 37217	Enterprise AL 36330	

FOR AND IN 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 ACKNOWLEDGE, WE,

TN VENTURES, LLC

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

BARIKI N. MALLYA, A MARRIED PERSON

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, 719 of Nashboro Village Condominiums, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee and shown on a plan of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO TN VENTURES, LLC, BY WARRANTY DEED FROM BEATRIZ AGUILAR, UNMARRIED, DATED 07/08/2013 AND RECORDED ON 07/16/2013 IN INSTRUMENT NUMBER 20130716-0073354, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO BEATRIZ AGUILAR BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-01, DATED 07/13/2007 IN INSTRUMENT NUMBER 20070717-0085061, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 719 LONGHUNTER CT., NASHVILLE, TN 37217.

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 in 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 17th day of March, 2014.

(as member)

TN VENTURES, LLC
BY: DAMIEN SHOEMAKE
ITS: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DAMIEN SHOEMAKE (signer)**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MANAGING MEMBER (title) of TN VENTURES, LLC and that he is authorized by TN VENTURES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of March, 2014.

Notary Public

My Commission Expires: 11/20/2017

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

