THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14020277

Davidson County DEEDWARR
Recvd: 03/20/14 11:31 3 pgs
Fees:18.00 Taxes:532.80
20140320-0022996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $144,000.00.

Affiant

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

Notary Public
My Commission Expires: 8-10-

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Madhu Yadali and Kiranmaye Yadali 345 Logans Circle ~~4846 Bevendean Drive #C-2~~ ~~Nashville TN 37211~~ Franklin TN 37067	Bank of America N.A. Attn: Central Services Mail Code: TX2-979-02-11 4500 Amon Carter Blvd. Ft. Worth, TX 76128	Tax Parcel ID No. 161-09-0A-070.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Bagley n/k/a Sarah Bagley Southerland, a married woman, and Charles W. Bagley, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madhu Yadali and wife, Kiranmaye Yadali.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-2 of Brighton Village, Phase 5, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brighton Village, Phase 5 of record in Instrument Number 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Sarah Bagley, an unmarried woman, and Charles W. Bagley, a married man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20090803-0072530, Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 03, 2009.

The execution of this instrument is effected by the signature of Charles W Bagley as Attorney in fact for Sarah Bagley n/k/a Sarah Bagley Southerland, which Power of Attorney is recorded in Instrument No. 20140320-0022995, said Register's Office.

Both Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080117-0005582, as amended in Instrument No. 20080808-0081965, and corrected in Instrument Number 20110520-0038914, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to all matters shown on the Plan of Brighton Village attached as Exhibit "E" to the Master Deed of record in Instrument Number 20080117-0005582, as amended and attached as Exhibit "A" to the First Amendment to Master Deed of record in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee.

Agreements regarding sewage soil absorption system of record in Book 7230, Page (s) 136 and 137, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, in the Register's Office for Davidson County, Tennessee.

Driveway easement as disclosed by instruments of record in Book 7233, Page 438 and Book 7416, page 47, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20061027-0133549, in the Register's Office for DavidsonCounty, Tennessee.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument Number 20061027-0133575, in the Register's Office for DavidsonCounty, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20071121-0136366, in the Register's Office for DavidsonCounty, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record in Instrument Number 20071121-0136402, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4846 Bevendean Drive #C-2 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2014.

Sarah Bagley n/k/a Sarah Bagley Southerland by Charles W Bagley as Attorney in fact

Charles W. Bagley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles W. Bagley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles W Bagley** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sarah Bagley n/k/a Sarah Bagley Southerland,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES

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

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

