File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140029533 DEEDWARR
Recvd: 04/30/14 14:09 2 pgs
Fees:13.00 Taxes:647.50
20140430-0036383

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53364
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Noble S. Willis 3915 Westlawn Place #4B Nashville, Tennessee 37209	Farmington Mortgage, a division of Capstar Bank 2002 Richard Jones Road Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 103080C00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reena Rao, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Noble S. Willis**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4B, together with a designated parking areas of The Westlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 7972, page 794 as amended in Doc. No. 20000830-0085678, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Reena Rao, married by Warranty Deed from Aaron L. Fitzsimmons, an unmarried man, Dated July 28, 2006 and recorded on August 15, 2006 of record in Doc. No. 20060815-0100166, Register's Office for Davidson County, Tennessee.

Venkata Ramana Rao, spouse of Reena Rao, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "D" to the Master Deed in Book 7972, page 794, as amended in Doc. No. 20000830-0085678, Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement Deed by Court Order in Settlement of Landowner Action (for Sprint Telecommunication) of record in Doc. No. 20140114-0003778, said Register's Office. The provisions of the condominium Master Deed of record in Book 7972, page 794, and amended in Doc. No. 20000830-0085678, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3915 Westlawn Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2014.

Reena Rao

Venkata Ramana Rao

State of KANSAS
County of Johnson

On this 28th day of April, 2014 , before me the undersigned authority, personally appeared Reena Rao and Venkata Ramana Rao, 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 the execution as a free act and deed.

My Commission Expires: April 16, 2018

Notary

NOTARY PUBLIC - State of Kansas
MIKILA A WASHINGTON
My Appt. Expires April 16, 2018

State of TENNESSEE
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2014

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public