RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/14 13:27 3 pgs
Fees:18.00 Taxes:1430.79
20140603-0047925

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2014.

NOTARY PUBLIC

My commission expires: 2/22/15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew E. Davenport 4733 Sterling Cross Nashville, TN 37211	Southern Bank of Tennessee 1499 N. Mt. Juliet Rd Mount Juliet, TN 37122	172140B154.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Six Thousand Seven Hundred and 00/100 Dollars ($386,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAAGAR KARLEKAR AND KAVITA KARLEKAR (F/K/A KAVITA SINGH), HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW E. DAVENPORT**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument Nos. 20000225-0018478, 20000225-0018479 and 20000225-0018480, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Saagar Karlekar and wife, Kavita Singh, by Warranty Deed from Thomas A. Paulsen and wife, Patricia L. Paulsen, dated 9/26/2007, recorded 9/27/2007, of record in Instrument No. 20070927-0115316, in the Register's Office for Davidson County, Tennessee. The said Saagar Karlekar and Kavita Singh having since married, Kavita Singh is now known as Kavinta Karlekar.

The address of the herein described property is believed to be 4733 Sterling Cross, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of June, 2014.

SAAGAR KARLEKAR

KAVITA KARLEKAR, BY SAAGAR KARLEKAR, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Saagar Karlekar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of June, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of June, 2014, before me, appeared Saagar Karlekar, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Kavita Karlekar, and that said instrument was signed in behalf of the said Kavita Karlekar by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

True Copy Certification

I, George H. White, 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.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 2/22/15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY