BILL GARRETT, Davidson County
Trans:T20140041046 DEEDWARR
Recvd: 06/11/14 09:45 2 pgs
Fees:13.00 Taxes:684.50
20140611-0050659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY, RETURN TO SAME *(unless otherwise Indicated)*
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6850P MOKSHAGUND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shilpa Mokshagundam and Sri Prakash Mokshagundam	Same	104024B22600CO
3000 Vanderbilt Place #226		
Nashville, TN 37212		

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, **COURTNEY KEEN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHILPA MOKSHAGUNDAM AND SRI PRAKASH MOKSHAGUNDAM AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

A certain condominium located in Davidson County, Tennessee, being Unit 226 of Bristol West End, a Condominium Development, established pursuant to the provisions 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 Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Amended in Instrument No. 20070629-0077729, 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, electrial, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Courtney Keen, unmarried by Warranty Deed from Robert Kincaid, married, recorded on the 5th day of November, 2007 in Instrument No. 20071105-0130355, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20060801-0093560 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument No. 20050105-0001970 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Organization of Bristol West End, LLC , recorded in Instrument No. 20050420-0044078.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bristol West End Condominium of record in Instrument No. 20070503-0053313 , as amended by instrument(s) of record in Instrument No. 20070629-0077729; 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 building thereon.

g. Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20040615-0070569.

h. Temporary Easement Deed in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176.

i. Storm Water Detention Agreement in Instrument No. 20050603-0062976.

j. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6, and 7 as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. RLS No. 1666.

k. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office.

This is improved property known as 3000 Vanderbilt Place #226, Nashville, TN 37212

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 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 hand on the 4 day of June, 2014.

Courtney Keen

Courtney Keen

STATE OF North Carolina

COUNTY OF Watauga

Personally appeared before me, a Notary Public of said County and State, COURTNEY KEEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boone (city), NC (state), this 4 day of June, 2014.

STEPHANIE C. SLOAN NOTARY PUBLIC WATAUGA COUNTY, N.C. COMMISSION EXPIRES OCT. 24, 2016

Stephanie C. Sloan

Notary Public

My Commission Expires: 10/24/16