2

WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

G-RM-14-1112-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allen J. Forkum and Anna M. Forkum	**Allen J. Forkum and Anne M. Forkum**	
(NAME) **1507 Dallas Avenue**	(NAME) **1507 Dallas Avenue**	**118090D01100**
Nashville, ~~TN~~ (ADDRESS) **, 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PREMAWATHIE S. THIAGARAJAH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALLEN J. FORKUM AND ANNA M. FORKUM, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 11, Glendale Condominiums, as established under Master Deed of record in Instrument Number 20080104-0001233, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Premawathie S. Thiagarajah by deed from James U. Rust, IV of record in Instrument No. 20090202-0008841 Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on February 2, 2009.

This conveyance is subject to:
- Master Deed of record in Instrument Number 20080104-0001233;
- HOA Charter of record in Instrument Number 20080107-0001515;
- Easement of record in Instrument No. 20071226-0146955;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Clifton Ln., Apt 11, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140041564 DEEDWARR
Recvd: 06/12/14 12:38 2 pgs
Fees:13.00 Taxes:943.50
20140612-0051326

Witness my/our hand(s) this the 10th DAY OF JUNE, 2014.

Premawathie S. Thiagarajah by John Gleaves, attorney-in-fact

Premawathie S. Thiagarajah by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PREMAWATHIE S. THIAGARAJAH, and who acknowledged he/she/they executed the same as the free act and deed of the said PREMAWATHIE S. THIAGARAJAH.

Witness my hand and official seal, this the 10th of June, 2014.

Notary Public
My Commission Expires: 8-17-2015
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212