WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047648 DEEDWARR
Recvd: 07/03/14 11:16 2 pgs
Fees:13.00 Taxes:777.00
20140703-0058808

B-SR-14-3314-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Vijay K. Pavuluri	**New owner**	
(NAME) **3314 West End Avenue #201**	(NAME)	**104-6-B-201-00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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 **LINDA W. COPAS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VIJAY K. PAVULURI AND WIFE, SIVA K. PAVULURI,** 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:

Apartment Unit No. 201, of the Park Road Condominium now known as West End Park Condominiums created under Title 64, Sections 2701 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, Page 831 amended at Instrument Nos. 20071213-0143676 and 20130723-0076094; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, Page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Quitclaim Deed from Linda W. Vandermeer to Linda W. Copas also formerly known as Linda W. Vandermeer as recorded on the 19th day of March, 2010 in Instrument No. 20100319-0020914 and Warranty Deed from Park Road Apartments, LP, a Delaware Limited Partnership to Linda W. Vandermeer, unmarried as recorded on the 18th day of November, 1991 in Deed Book 8487, Page 369, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PARK ROAD CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 390, Register's Office of Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 5845, Page 824 and Instrument No. 20071221-0146695, Register's Office of Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK ROAD CONDOMINIUM of record in Book 5845, Page 831 , as amended by instrument(s) of record in Instrument Nos. 20071213-0143676 and 20130723-0076094, Register's Office of Davidson County, Tennessee; 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.
- Easement for Underground Utilities, recorded in Instrument No. 20020830-0105466, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3314 West End Avenue #201, Nashville, Tennessee 37203**.

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.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2014.

Linda W. Copas

Linda W. Copas

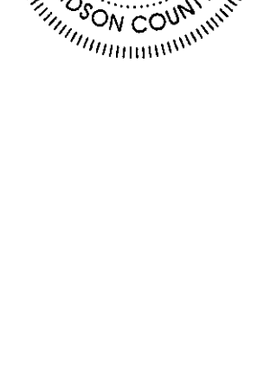
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA W. COPAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-18
(SEAL)



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