Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20140048422 DEEDWARR
Recvd: 07/08/14 08:50 2 pgs
Fees: 13.00 Taxes: 536.13

20140708-0059808

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Girone	New owner	117110J21700CO
(NAME)	(NAME)	
2025 Woodmont Boulevard, Condominium 217		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alamanda Balaji Kumar and wife, Vijayalakshmi Lakshmanan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Girone, a married person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 217 of the The Hillmont Condominiums, established by and shown as Exhibit C-1 and C-141 to the Master Deed of record in Instrument No. 200402090015685 as re-recorded in Instrument No. 20040212001707 4, and amended in Instrument Nos. 200504040036415 and 20050512-0053861, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Alamanda Balaji Kumar and wife, Vijayalakshmi Lakshmanan by Warranty Deed dated 05/04/2011 from Monte Ray Perau and wife, Carolyn Ann Perau of record in Instrument 201105100035922, Register's Office for Davidson County, Tennessee.

This conveyance is subject (1) Master Deed and By-Laws filed for record in Instrument 200402090015685 as re-recorded in Instrument 200402120017074, and amended of record in Instrument 200504040036415 and Instrument 200505120053861, (2) Right of Entry Agreement of record in Book 9921, Page 620, and (3) Grant of Easement of record in Instrument 201109300075711, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2025 Woodmont Boulevard, Condominium 217, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 26th day of June, 2014.

A. Balaji

Alamanda Balaji Kumar

L. Vijaya

Vijayalakshmi Lakshmanan

State of New Jersey
County of Hudson

Personally appeared before me Alamanda Balaji Kumar and Vijayalakshmi Lakshmanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2014.

Notary Public _____
My Commission Expires: _____

MARIO DROZDZ
ID # 2271937
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Feb. 8, 2016

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067