WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-SR-14-2139

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)
Rudra Prakash	**Rudra Prakash**	
(NAME)	(NAME)	**104-11-0-G-7.00 CO**
2139 Acklen Avenue, Unit 7	**9159 Saddlebow Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Brentwood, TN 37027**	
(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 **CARL E. HARTLEY AND JAN BRYAN HARTLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUDRA PRAKASH AND WIFE, REETA MISRA,** 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 7, ACKLEN PLACE CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 450, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl E. Hartley and wife, Jan Bryan Hartley by Warranty Deed from Marguerita C. Riggall and husband, George G. Riggall, recorded on the 1st day of August, 2006 in Instrument No. 20060801-0093057, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN PLACE CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 450, 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).
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ACKLEN PLACE CONDOMINIUMS of record in Book 6045, Page 173 , as amended by instrument(s) of record in Book 6561, Page 954 and Book 11237, Page 290; 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. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et. seq.
- Easement for Water Purposes, recorded in Book 221, Page 678.
- Easement for Electric, recorded in Book 1912, Page 435.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2139 Acklen Avenue, Unit 7, Nashville, Tennessee 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 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:T20150000501 DEEDWARR
Recvd: 01/05/15 09:50 2 pgs
Fees:13.00 Taxes:899.10
20150105-0000608

Witness my/our hand(s) this the 2nd DAY OF JANUARY, 2015.

Carl E. Hartley

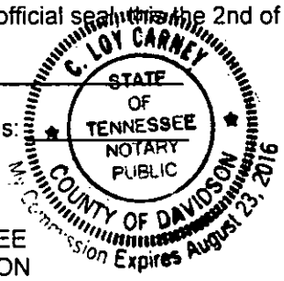
Jan Bryan Hartley by Carl E. Hartley, Attorney-In-Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL E. HARTLEY, 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 2nd of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

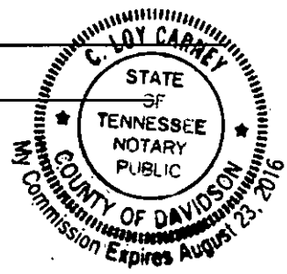


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL E. HARTLEY, 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 JAN BRYAN HARTLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JAN BRYAN HARTLEY.

Witness my hand and official seal, this the 2nd of January, 2015.

Notary Public
My Commission Expires:
(SEAL)



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