THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150040538 DEEDWARR
Recvd: 05/26/15 12:50 2 pgs
Fees:13.00 Taxes:802.90

20150526-0048079

R. L. MOORE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00.

Pavan Muckatira Karumbaiah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2015

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pavan Muckatira Karumbaiah	Citibank, N.A.	MAP
4200 West End Ave. # 401	1000 Technology Drive	PARCEL 103-12A-024.00CO
Nashville, TN 37205	Fallon, MO 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Charles Graham Cohen and wife, Kristi Cohen**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pavan Muckatira Karumbaiah and Sonal Hegde**, husband and wife

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:

Land in Davidson County, Tennessee, being Apartment No. 401 of Harding House, a Condominium created under Tide 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, of record in Book 4759, page 665, and instrument of correction of record in Book 4768, page 818, Register's Office for Davidson County, Tennessee, as amended by Amendment of Master Deed of record in Book 4979, page 944, said Register's Office, reference being made to the said Master deed as amended, Exhibit "A" for the soirees of title of the said Allan Murphy, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the revised Plat of Harding House Condominium Apartments, of record in Book 4860, page 82, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Charles Graham Cohen and wife, Kristi Cohen by Quitclaim deed from Kristi Cohen f/n/a Kristi Hassey of record in Instrument No. 20090603-0051372 Register's Office for Davidson County, Tennessee, dated May 13, 2009 and recorded on June 03, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4200 West End Ave. # 401, Nashville, TN 37205.**

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, their heirs and assigns forever; and we do covenant with 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 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 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 _____ hand(s) this the ~~21st~~ 20th day of May, 2015.

Charles Graham Cohen

Kristi Cohen
Kristi Cohen

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Graham Cohen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of May, 2015.

MONICA L RODRIGUEZ
My Commission Expires
January 22, 2018

My Commission expires: January 22, 2018

Monica L. Rodriguez
Notary Public

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristi Cohen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of May, 2015.

MONICA L RODRIGUEZ
My Commission Expires
January 22, 2018

My Commission expires: January 22, 2018

Monica L. Rodriguez
Notary Public