WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041181 DEEDWARR
Recvd: 05/28/15 09:27 2 pgs
Fees:13.00 Taxes:1165.50
20150528-0048963

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-ZR-15-3127-105

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)
Bala Sundararajan and Priya Sundararajan	Same	
(NAME)	(NAME)	
3127 Long Blvd #105	1225 Derry Lane	**104-02-1A-105.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	West Chester, PA 19380	
(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 **RICHARD H. OGBURN, JR., A SINGLE MAN JAMES B. WILLS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BALA SUNDARARAJAN AND PRIYA SUNDARARAJAN, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of Park West Court, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Master Deed of Park West Court of record in Instrument Number 20050714-0081900 amended in Instrument No. 20061030-0134372, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Richard H. Ogburn, Jr. and James B. Wills, unmarried, as tenants in common by Warranty deed from Liza M. Weavind and spouse, Stephen C. Stenhouse of record in Instrument No. 20130228-0020303 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 28, 2013.

James B. Wills having since married. The above referenced property has never been the principal marital residence for the within named Grantors.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.
- Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20050913-0109997, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, in the Register's Office for Davidson County, Tennessee.
- Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, in the Register's Office for Davidson County, Tennessee.

- Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Long Blvd #105 , 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 15th DAY OF MAY, 2015.

Richard H. Ogburn,, Jr.

James B. Wills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD H. OGBURN, JR., 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 15th of May, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES B. WILLS, 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 15th of May, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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