WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/15 14:26 2 pgs
Fees:13.00 Taxes:536.50
20151209-0124031

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of December, 20 15

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daulatram P. Tulsiani	SAME	136-09-0A-002.00CO
2731 Hartland Road		
Franklin, TN 37069		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leneiva Head, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daulatram P. Tulsiani and Geneva K. Tulsiani, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 64, Unit B, in a Horizontal Property Regime as shown on the Condominium Site Plan of Spring View Townhomes of record in Book 6349, Page 463, Register's Office for Davidson County, Tennessee, and being Lot No. 64 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Book 5200, Page 183, said Register's Office.

Being the same property conveyed to Leneiva Head, a single woman from US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF10, BY ITS ATTORNEY-IN-FACT HOME LOAN SERVICES, INC. by Warranty Deed on July 20, 2007, of record in Instrument Number 20070817-0098375, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error correcting the Legal Description of record in Instrument Number 20091105-0102408, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan as shown on Exhibit "A" of record in Book 6349, Page 428, Register's Office for Davidson County, Tennessee.
- Charter of Spring View Townhomes Homeowner's Association, Inc. of record in Book 6428, Page 320, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6349, Page 428, as amended in Book 6407, Page 869 and Book 10348, Page 612, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2731 Smith Springs Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2015.

Leneiva Head

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leneiva Head,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.