File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160003738 DEEDWARR
Recvd: 01/14/16 14:09 2 pgs
Fees:13.00 Taxes:971.25
20160114-0004082

W & I Ref: (DM) Title No.: 58101
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rudra Prakash 9159 Saddlebow Drive Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 104060N307.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$262,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen A. Alexander and Kathleen G. Morris, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rudra Prakash and wife, Reeta Misra,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 of Rose Hall Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 379, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathleen A. Alexander and Kathleen G. Morris, both unmarried, as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from Patricia M. Russell, unmarried, dated July 9, 1998 and recorded on July 13, 1998, of record in Book 11018, page 342, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 104060N307.00.
The Plan, with Owner's Certificate, of record in Book 6900, page 379, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the provisions of the condominium Master Deed of record in Book 7307, page 760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 307 Rose Hall, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of JANUARY, 2016.

Kathleen A. Alexander

Kathleen A. Alexander

Kathleen G. Morris

State of Tennessee

County of Davidson

On this 14th day of January, 2016, before me the undersigned authority, personally appeared Kathleen A. Alexander and Kathleen G. Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $262,500.00.

Rachel Fann

Affiant

Sworn and subscribed before me this 14th day of January, 2016.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: