WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026177 DEEDWARR
Recvd: 03/31/16 14:16 2 pgs
Fees:13.00 Taxes:1087.80
20160331-0030652

B-RP-16-204-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Karuna Dagadu Gujar	**Goldstar Mortgage Financial Group Corporation**	
(NAME) **204 Fairmont Court**	(NAME) **100 Phoenix Drive, Ste 300**	**104-06-0M-004-00-CO**
(ADDRESS) **Nashville, TN 37203-1068**	(ADDRESS) **Ann Arbor, MI 48108**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARU JAYATHILAKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARUNA DAGADU GUJAR AND SANDEEPKUMAR KOTHIWALE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 A-4 on the Plan of Resubdivision of Lot 1 of Fairmont Square II Subdivision of record in Plat Book 6250, page 825, amended in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, pages 962 and 963 and Book 6893, page 62, said Register's Office, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Karu Jayathilake by Quitclaim deed from Ajanta Roy of record in Instrument No. 20101006-0080197 Register's Office for Davidson County, Tennessee, dated September 24, 2010 and recorded on October 06, 2010 and Scrivener' s Affidavit recorded in Instrument No. 20101018-0083340, Register's Office for Davidson County, Tennessee. Jayanthi Chandrika Karunaratne, spouse of Karu Jayathilake joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 125 and Exhibit "A" of Book 6774, page 221, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairmont Court Condominium of record in Book 6686, Page 708, Book 6712, page 125, Book 6774, page 221, Book 6823, page 962 and modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6686, page 738 and Book 6823, page 962, Register's Office for Davidson County, Tennessee.
- Charter for the Homeowners Association of Fairmont Court Condominium of record in Book 7078, page 447, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

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This is **improved** property known as: **204 Fairmont Court , Nashville, Tennessee 37203-1068**.

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 29th DAY OF MARCH, 2016.

Karu Jayathilake

Jayanthi Chandrika Karunaratne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARU JAYATHILAKE, 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 29th of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jayanthi Chandrika Karunaratne, 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 29th of March, 2016.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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