Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June 2016.

Notary Public
My commission expires: 2/29/18

Davidson County DEEDWARR
Recvd: 06/22/16 15:34 3 pgs
Fees:18.00 Taxes:795.50
20160622-0063804

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karu Jayathilake	Same	117030C11800C0
118 Hillsboro Place		
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hariharan Kannan and Lakshmi Kannan hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Karu Jayathilake, a married man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 118 of Hillsboro Place Condominiums of record in Book 5200 Page 757 and 758 a Horizontal Property Regime created under Title 66 Section 27-101 et seq. as amended Tennessee Code Annotated and as established by a Master Deed of Hillsboro Place Condominiums of record in Book 6244 Page 394 and amended in Book 6265 Page 209 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Hariharan Kannan by deed from Sue E Workman And Ellery C Workman Jr Trustees Of Workman Living Trust of record in Instrument No. 200702060015560 Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 200707180085296 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6244 Page 394 and amended in Book 6265 Page 209.Register's Office for

Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject ot the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hillsboro Place Condominiums

This property is improved property known as 118 Hillsboro Place, Nashville, Tennessee 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of June, 2016.

Hariharan Kannan

Lakshmi Kannan

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hariharan Kannan and Lakshmi Kannan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago (city), Illinois (state), this 20th day of June, 2016.

Notary Public

My Commission expires: March 6, 2018
FILE NO: 09528

OFFICIAL SEAL
LESLIE SANTIAGO
Notary Public - State of Illinois
My Commission Expires Mar 6, 2018

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY