This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste. 6
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans: T20160062506 DEEDWARR
Recvd: 07/20/16 14:33 3 pgs
Fees: 18.00 Taxes: 444.00
20160720-0074841

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Anna Anbu Siva, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Lytle Brown,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-7 on the Plan of Revised, the Villager Condominium Apartments, as of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which said plan and record thereof are incorporated herein and made a part of hereof by reference.

Being the same property conveyed to Anna Anbu Siva, unmarried, by Quitclaim Deed from Sadhish K. Siva, unmarried, dated 05/05/2011 and filed for record on 05/09/2011 as Instrument Number 20110509-0035503, Register's Office for Davidson County, Tennessee.

This is property also known as 2601 Hillsboro Pike, Unit A-7, Nashville, Tennessee, 37212.

Map and Parcel No. 117-03-0-B-007.00-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 2 day of JUNE, 2016.

Anna Anbu Siva -Grantor

STATE OF ENGLAND UK
COUNTY OF LONDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Anbu Siva, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2 day of JUNE, 2016.

NOTARY PUBLIC

My Commission Expires: WITH LIFE

Nathalie Lee-Kong
NOTARY PUBLIC
36 Vera Road, Fulham
London SW6 6QW, ENGLAND
Email: Info@nlknotary.co.uk
Mobile: 07557 019 878

Grantee(s) Name, Address:	Send Tax Statement To:
Lytle Brown	
2601 Hillsboro Pike, Unit E-5	SAME
Nashville, TN 37212	

STATE OF ~~TENNESSEE~~ ENGLAND UK
COUNTY OF LONDON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$120,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 2 day of JUNE, 2016.

Affiant

Notary Public

My commission expires:

WITH LIFE

Nathalie Lee-Kong
NOTARY PUBLIC
36 Vera Road, Fulham
London SW6 6QW, ENGLAND
Email: Info@nlknotary.co.uk
Mobile: 07557 019 878