WARRANTY DEED

FILE BOX 19B
03-7-054-S

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of August, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/20/03 08:50 2pgs
Fees:13.00 Taxes:292.30

20030820-0120408

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD M. TUCKER AND IKUKO YAMAMOTO	**SUNTRUST MORTGAGE, INC.**	92-16-0-B
(NAME) P.O. BOX 128524	(NAME) P.O. BOX 57028	1.00CO
(ADDRESS) Nashville, TN 37212-8524	(ADDRESS) IRVINE, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **PRATIMA B. PATEL, MARRIED, AND MAYUR B. PATEL, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD M. TUCKER AND IKUKO YAMAMOTO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 101, Level 3, of the Plan of University Square Condominiums , a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7051 , Page 529, and amended in Book 7078, Page 443, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of University Square Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to **PRATIMA B. PATEL, MARRIED**, and **MAYUR B. PATEL, UNMARRIED, AS TENANTS IN COMMON**, by Deed from **MILDRED MAYBURGER KORRA, MARRIED**, of record in Book 11067, Page 13, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of , of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **MAYUR B. PATEL UNMARRIED,** pursuant to a Power of Attorney executed by same on the 30th day of July, 2003, and being filed for record in Instrument No. 20030820-0120405 and being recorded simultaneously herewith.

The undersigned, **PRATIMA B. PATEL** is a resident of the State of New York and does not now occupy, nor has she ever occupied the subject property as her principal place of residence.

The Grantor(s) hereby transfer to Grantee(s), their right to the parking space, if any, assigned by the University Square Condominiums to the subject unit conveyed herein.

BEING unimproved ☐
Improved ☒ property known as: **900 19th Ave. S. Unit #101, Nashville, TN, 37212.**

(House Number)(Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their successors and assigns, forever; and we do covenant with the said **GRANTEES** 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 **GRANTEES**, their successors 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 WHEREOF, our hands, this _____ day of _____, 2003.

MAYUR B. PATEL

By: Mayur B Patel by Pratima B Patel Attorney-in-fact
Pratima B. Patel, Attorney-in-fact

Pratima B Patel
PRATIMA B. PATEL

STATE OF New York
COUNTY OF Broome

On this 13 day of August, 2003, before me personally appeared **PRATIMA B. PATEL, MARRIED,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MAYUR B. PATEL, UNMARRIED,** and acknowledged that she executed the same as the free act and deed of the said **MAYUR B. PATEL.**

Witness my hand and official seal at Binghamton NY this 13 day of Aug. 2003.

My Commission Expires:
January 28, 2004

Brandy L DeSantis-Andrews
Notary Public
BRANDY L. DESANTIS-ANDREWS
Notary Public, State of New York
Residing in Broome County
My commission expires January 28, 2004

STATE OF New York
COUNTY OF Broome

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

Witness my hand and official seal at Binghamton NY, this 13 day of August, 2003.

My Commission Expires:
January 28 2004

Brandy L DeSantis-Andrews
Notary Public
BRANDY L. DESANTIS-ANDREWS
Notary Public, State of New York
Residing in Broome County
My commission expires January 28, 2004