Return to: First Title and Escrow Company, Inc.
File Number 24597 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/05 15:45 2 pgs
Fees:13.00 Taxes:1910.13

20050907-0107806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
April N. Provo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Viraj K. Parikh	NEW OWNER	Map 117-13
(NAME)	(NAME)	Part of Parcel 57
3926 Vailwood Drive Unit D		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUSTANGS PARTNERS, LLP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRAJ K. PARIKH AND WIFE, MRIDU PARIKH,** HEREINAFTER CALLED THE GRANTEES, 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 D in Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154868, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154868, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Mustangs Partners, L.L.P., by Warranty Deed from Thomas P. Lloyd and wife, Casey H. Lloyd, dated July 20, 2004, of record in Instrument No. 20040721-0087217 and Instrument #20040921-0113614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 82, said Register's Office; (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041230-0154868, said Register's Office and (d) easements and restrictions retained by Metro pursuant to Metro Ordinance No. 085-940.

unimproved ☐

This is improved ☒ property, known as 3926 Vailwood Drive Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 1st day of September, 2005.

Mustangs Partners, LLP

By: _____
L. Edward Gaw, Jr. , Partner

By: _____
Jeffrey R. Thomas, Partner

By: _____
James R. Thomas, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. Edward Gaw, Jr. and Jeffrey R. Thomas and James R. Thomas, with whom I am personally acquainted and who, upon oath, acknowledged that they are the partners of Mustangs Partners, LLP, the within named bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 1st day of September, 2005.

Commission expires:

_____
Notary Public