21430

(2)
B436

Davidson County DEEDWARR
Recvd: 01/31/06 15:35 3 pgs
Fees:18.00 Taxes:917.60

20060131-0012179

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00.

Affiant

Subscribed and sworn to me on January 27, 2006.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian,
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21430SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bhavin L. Ghodasara 3200 Long Boulevard #5 Nashville, TN 37203	SAME ADDRESS AS NEW OWNER	104-2-3-A-5 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Bhavin L. Ghodasara, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 5 of the 3200 Long Boulevard Townhomes, a condominium, a set forth in the Master Deed of record as Instrument No. 20050209-0015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Deed from Jerry P. Levine, unmarried of record as Instrument No. 20040527-0062703, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on the Plat Plan of the 3200 Long Boulevard Townhomes, of record as Exhibit "E-1" of the Master Deed of record as Instrument No. 20050209-0015285, Register's Office for Davidson County, Tennessee; and

3. All matters set forth in the Master Deed Establishing 3200 Long Boulevard Townhomes, of record as Instrument No. 20050209-0015285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars; and
4. Charter of 3200 Long Boulevard Townhomes Condominium Owners' Association, Inc. of record as Instrument No. 20050211-0016117, Register's Office for Davidson County, Tennessee and By-Laws as set forth as Exhibit "C" of the Master Deed of record as Instrument No. 20050209-0015285, said Register's Office; and
5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3200 Long Boulevard #5, Nashville, TN 37203.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on January 27, 2006.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: Rick Blackburn

Its: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared RICK BURCHUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the SECRETARY of REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such SECRETARY executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as SECRETARY.

Witness my hand and official seal on January 27, 2006.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE