Davidson County DEEDWARR
Recvd: 06/27/07 12:19 2 pgs
Fees:13.00 Taxes:666.00

20070627-0076768

WARRANTY DEED

NOTARY LaFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

G-VRE-07-324

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vita Dennis	Countrywide Home Loans, Inc.	
1803 Broadway, Unit 324	(NAME) 801 Crescent Center Dr., #510	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Franklin, TN 37067	92-16-D-129 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MUNJAL G. SHROFF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VITA DENNIS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 324, THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, as established under Master Deed of record in Instrument 20050517-0055639, amended in Instrument 20060307-0026614, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Together with Parking Spaces #111 and #246.

Being the same property conveyed to Munjal G. Shroff, unmarried by Warranty Deed from Bristol on Broadway, LP, a Tennessee Limited Partnership recorded September 23, 2005 in Instrument No. 20050923-0114371, re-recorded in Instrument No. 20051123-0141761 (as to Unit 324 and Parking Space #111) and being the same property conveyed to Munjal G. Shroff by Quitclaim Deed from Bristol on Broadway, a Tennessee Limited Partnership recorded May 25, 2006 in Instrument No. 20060525-0061732 (as to Parking Space #246), in the Register's Office for Davidson County, Tennessee. Happy Shroff joins in this Instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1803 Broadway, Unit 324, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 22nd day of June, 2007.

Munjal G. Shroff

Happy Shroff

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 22nd day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903