This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2764**

Davidson County DEEDWARR
Recvd: 06/27/07 12:57 3 pgs
Fees:18.00 Taxes:1172.53
20070627-0076797

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of June, 2007, by and between Relocation Advantage, LLC, a Delaware Limited Liability Company, parties of the first part, and Feroz M. Nawabi and wife, Joan A. Haley party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 135, AND GARAGE #58 ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20051005-0119789 AS AMENDED IN INSTRUMENT 20060210-0016562, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CATHY O'NEILL BY SPECIAL WARRANTY DEED FROM NASHVILLE ENCLAVE, L.P., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP), RECORDED ON THE 8TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060508-0053227, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to parties of the first part, herein shown in:
Instrument No. 20070627-0076796; in said Register's office.

This conveyance is made subject to: Taxes which have been prorated and assumed by Grantee; All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable governmental and zoning regulations.

Parcel ID # **117-3H-135.00 CO**
☒ Improved OR
☐ Unimproved property located at: **2600 Hillsboro Pike, Apt. # 135, Nashville, TN 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Relocation Advantage, LLC, a Delaware Limited Liability Company

By: Devy Bert

State of TEXAS

County of Collin

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Devy Bert with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Empl of Relocation Advantage, LLC, a Delaware Limited Liability Company, the within named bargainer, a Limited Liability Company, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself/herself as such _____ of Relocation Advantage, LLC, a Delaware Limited Liability Company.

Witness my hand and Notarial Seal at office this 6-13-07.

Irene Falcon
Notary Public

My Commission Expires: 8-1-09

IRENE FALCON
Notary Public, State of Texas
My Commission Expires 08-01-09

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Owner's Name: Feroz Nawabi

and Address: **2600 Hillsboro Pike, Apt. # 135, Nashville, TN 37212**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Sun Trust Mortgage
P.O. Box 79041
Baltimore, MD 21279-0041

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $316,900.— which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Enoch
Affiant

Subscribed and sworn to before me this June 22, 2007

Kimberly R. Dougher
Notary Public

My Commission Expires: 1/24/09

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN