Davidson County DEEDWARR
Recvd: 11/05/07 12:20 2 pgs
Fees:13.00 Taxes:1233.95

20071105-0130245

WARRANTY DEED

G-FCR-07-304

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
PAM McBROOM
My Commission Expires May 22, 2010

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
Vivek Mahajan	Same as Owner	
3000 Vanderbilt Place, Unit 304	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		Part of 104-2-415
(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 JULIE ZALOBA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIVEK MAHAJAN & NATASHA MAHAJAN, HUSBAND AND WIFE, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 304 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, ESTABLISHED PURSUANT TO THE 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, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070503-0053313, AMENDED IN INSTRUMENT NO. 20070629-0077729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWERS, AND ALL SEWER, WATER, ELECTRIAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PE
RCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO JULIE ZALOBA, UNMARRIED BY WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, RECORDED AUGUST 1, 2007 IN INSTRUMENT NO. 20070801-0091612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING INSTRUMENTS NO'S. 20050105-0001970, 20050420-0044078, 20070503-0053313, 20070629-0077729. EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE, WATER MAINS AND APPURTENANCES, AS RECORDED IN INSTRUMENT NO. 20040615-007569. TEMPORARY EASEMENT DEED IN INSTRUMENT NO. 20060320-0031877, RE-RECORDED IN INSTRUMENT NO. 20060405-0039176. STORM WATER DETENTION AGREEMENT IN INSTRUMENT NO. 20050603-0062976. TWENTY FOO (20') SANITARY SEWER EASEMENT ALONG THE EASTERLY LOT LINE OF LOT 20 AND THE WESTERLY LOT LINES OF LOTS 4, 5, 6, AND 7 AS SHOWN ON THE ALTA/ACSM SURVEY DATED AUGUST 3, 2004, LAST REVISED MAY 9, 2005, BY ROBERT M. SEARSON, TENN. RLS NO. 1666. SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL-2000-364, MADE APPLICABLE BY ORDIANANCE NO. BL-200-476, OF RECORD IN METROPOLITAN CLERK'S OFFICE.

unimproved ( )

This is improved (X) property, known as 3000 Vanderbilt Place, Unit 304, Nashville, Tennessee 37212

(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 31st day of October, 2007.

Julie Zaloba

Julie Zaloba

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Zaloba, 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 31st day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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