Davidson County DEEDWARR
Recvd: 10/03/08 14:34 3 pgs
Fees:18.00 Taxes:497.65
20081003-0100917

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of September, 2008, by and between **NISHANT R. SHARMA and SURUCHI K. SHARMA**, party of the first part, and **SIRVA RELOCATION CREDIT, LLC a Delaware limited liability company**, party of the second part.

WITNESSETH: That for an in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has 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 No. 63 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572, Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nishant R. Sharma, a married man, and Suruchi K. Sharma, his wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, in Instrument Number 20041007-0121120, Register's Office for Davidson County, Tennessee..

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereitaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that that same is unencumbered, except for County of DAVIDSON realty taxes for the year 2009, and subdivision restrictions, building lines and easements of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572, Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

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 said party of the first part the day and year first above written.

NISHANT R. SHARMA

SURUCHI K. SHARMA

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **NISHANT R. SHARMA**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 6TH day of SEPTEMBER, 2008.

Notary Public

JESSE S. URTZ
NOTARY PUBLIC
My commission expires May 25, 2012

My commission expires:

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **SURUCHI K. SHARMA**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 6TH day of SEPTEMBER 2008.

Notary Public

My commission expires:

JESSE S. URTZ
NOTARY PUBLIC
My commission expires May 25, 2012

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 134,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of September, 2008.

Notary Public

My commission expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Property Address: **5845 NOLENSVILLE PIKE; UNIT 207, NASHVILLE, TN 37211**

Tax Parcel Number: 161-16-0A-063.00CO

Name and address of property owner, and mail tax bills to:

SIRVA Relocation, LLC
3300 Fernbrook Lane North, Ste. 300
Plymouth, MN 55447

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Drive, Ste. 139
Brentwood, TN 37027