File No. 90045

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/09 10:30 2 pgs
Fees:13.00 Taxes:377.40
20090123-0005925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/3/2011
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Uday I. Shah	Misha Uday Shah	117 03 0B 018.00 CO
(NAME)	(NAME)	
503 E. Gaines Street	2601 Hillsboro Pike, Unit B-2	
(ADDRESS)	(ADDRESS)	
Lawrenceburg TN 38464	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael A. Berkes, umarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Uday I. Shah and Misha Uday Shah, as tenants in common with full right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. B-2, in a Horizontal Property Regime, which is located on the Revised Plat of The Villager, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Berkes, unmarried by deed from William H. Lightfoot and wife, Trudi P. Lightfoot, dated January 10, 2002 and recorded on January 14, 2002 in Instrument No. 20020114-0005648, Register's Office, Davidson County, Tennessee.

Subject to Master Deed of record in Book 5434, page 665 and amended in Book 5487, page 967, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Pike Unit B-2, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

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Witness my hand this 14th day of January, 2009.

Michael A. Berkes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 14th January, 2009.

Commission expires:

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009