THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/29/09 11:00 4 pgs
Fees:23.00 Taxes:1628.00

20090129-0007669

FROM: **SHAWN ANTHONY VENEZIA**

TO: **SUDHA SINGH and spouse, PRADUMNA SINGH**

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel No.**
Sudha and Pradumna Singh 205 31st Avenue North, #108 Nashville, Tennessee 37203	Same	104-02-0C-108.00 CO 104-02-0C 108.00

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2009.

Notary Public

My Commission Expires: 1-10-10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Thousand and No/100 Dollars ($440,000.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **SHAWN ANTHONY VENEZIA** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **SUDHA SINGH and spouse, PRADUMNA SINGH** (herein called the **GRANTEES**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described in Exhibit A attached hereto and by reference incorporated herein.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the

said **GRANTEES**, their successors and assigns forever. **GRANTOR** does covenant that he is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth on Exhibit B hereto.

GRANTOR further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEES**, their successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth on Exhibit B hereto.

IN WITNESS WHEREOF, **GRANTOR** has executed this General Warranty Deed on this 27th day of January, 2009.

Shawn Anthony Venezia
SHAWN ANTHONY VENEZIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared SHAWN ANTHONY VENEZIA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of January, 2009.

Notary Public
NOTARY PUBLIC

My Commission Expires: 1-10-10

Notary Seal pres[illegible],
but could not be repro[illegible]

Bill Garrett
Davidson County Re[illegible]

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 108, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Included in this conveyance is the appurtenant right of the owner of Unit No. 108 to the exclusive use of Parking Space Number 44 and 45 at Midtown Lofts Condominium.

This is improved property located at Unit No. 108, 205 31st Avenue North, Nashville, Tennessee 37203.

Being the same property conveyed to Shawn Anthony Venezia by Warranty Deed from Midtown Lofts, LLC, a Tennessee limited liability company, of record in Instrument No. 20070206-0015537, said Register's Office, dated January 29, 2007, and recorded February 26, 2007.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2009 and following, a lien not yet due and payable.

2. Charter of Incorporation of Midtown Lofts Condominium Association, Inc., of record in Instrument No. 20061220-0156805, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, said Register's Office.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

5. All matters appearing on the Plan of record as Instrument No. 20050616-0069146, said Register's Office.