

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$192,500.00**

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2009.

Notary Public

My commission expires: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mariah N. Samost	**NEW OWNER**	**092-16-O-C 414.00 CO**
807 18th Avenue #414		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Piyush D. Patel and Smita P. Patel, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariah N. Samost

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:

LAND in Davidson, Tennessee, being Unit No. 414, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20051123-0142078, Instrument No. 20050504-0050222 & re-recorded Instrument No. 20060109-0003220, and amended in Instrument No. 20070509-0055940, and further described on plan of record attached to said Master Deed as Exhibit "E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #3 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Piyush D. Patel and Smita P. Patel, husband and wife, by deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, of record in Instrument No. 20051221-0152911, Register's Office for Davidson County, Tennessee. The said Piyush D. Patel and Smita P. Patel, husband and wife, having quitclaimed to Piyush D. Patel Family limited partnership I, a Kentucky limited partnership, of record in Instrument No. 20060804-0095533, Register's Office for Davidson County, Tennessee. The said Piyush D. Patel and Smita P. Patel, Trustees of the Piyush D. Patel Family limited partnership I, a Kentucky limited partnership, having quitclaimed to Piyush D. Patel and Smita P. Patel, husband and wife, of record in Instrument No. 20070419-0047033, in the Register's Office for Davidson County, Tennessee.

This conveyance is subjec to any bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **807 18th Avenue #414, Nashville, TN 37203**

BILL GARRETT, Davidson County
Trans:T20090055694 DEEDWARR
Recvd: 08/14/09 12:55 3 pgs
Fees:18.00 Taxes:712.25
20090814-0076613

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 12th day of August, 2009.

PDP by Smita Patel atty infact.

Piyush D. Patel

Smita Patel

Smita P. Patel

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared ~~**Piyush D. Patel and wife,**~~ **Smita P. Patel**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **August, 2009.**

EHProphet

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Smita P. Patel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Piyush D. Patel,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Piyush D. Patel**, the within named bargainor(s) by the said **Smita P. Patel** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 12th day of August, 2009.

Notary Public

My commission expires 11/7/2011

