THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 5th day of January, 2010. Notary Public My Commission Expires FEB. 19, 2013
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 27888-06-2008** **File Box 9-B**	

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires WILLIAMSON COUNTY, TENN.

THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, FOR WHICH PREPARER ASSUMES NO RESPONSIBILITY. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shakthi Partners, LLC 1510 Demonbreun Street, Unit 1505 Nashville, TN 37203	New Owner 2977 Polo Club Rd. Nashville, TN 37221	Map and Parcel No.: 093-090A-120.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nipun Merchant**, married and **Sujatha Yarlagadda**, unmarried, ("Grantor"), does hereby quitclaim, transfer and convey unto Shakthi Partners, LLC, , ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1510 Demonbreun Street, Unit 1505, Nashville, TN, 37203.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2009.

Nipun Merchant

Sujatha Yarlagadda

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nipun Merchant**, the bargainor, 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 30th day of December, 2009.

Notary Public

MICHAEL J. PANESI STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY

My Commission Expires: Dec 01, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sujatha Yarlagadda**, the bargainor, 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 30th day of December, 2009.

Notary Public

MICHAEL J. PANESI STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY

My Commission Expires: Dec 01, 2012

BILL GARRETT, Davidson County
Trans: T20100001019 DEEDQC
Recvd: 01/06/10 13:16 2 pgs
Fees: 12.00 Taxes: 0.00

20100106-0001194

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1505, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, and Instrument No. 20090625-0059073, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being same property conveyed to Nipun Merchant, married and Sujatha Yarlagadda, unmarried, by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20090825-0080114, Register's Office for Davidson County, Tennessee.