BILL GARRETT, Davidson County
Trans:T20100003766 DEEDQC
Recvd: 01/20/10 13:07 2 pgs
Fees:12.00 Taxes:0.00
20100120-0004890

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 14 day of JAN, 2010.

NOTARY PUBLIC

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:

Rajiv Anand
814 Jones Parkway
Brentwood, TN 37027

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

93-13 0 D-027.00CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Rajiv Anand and wife, Vinita Anand (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Rajiv Anand, as to an undivided 33 1/3% interest, and wife, Vinita Anand, as to an undivided 33 1/3% interest, and Amit Anand, unmarried, as to an undivided 33 1/3% interest, as joint tenants with the right of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. R 503, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to CJUF II Terrazzo LLC, a Delaware limited liability company by deed from 12th & Division Properties, LLC, a Tennessee limited liability company of record in Instrument 200708270102784, said Register's Office, dated August 24, 2007.

Being the same property conveyed to Rajiv Anand and wife, Vinita Anand by Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company, dated December 21, 2009, and recorded in Instrument No. 20091228-0117417, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 14th day of January, 2010

GRANTOR:

R. Anand
Rajiv Anand

Vinita Anand
Vinita Anand

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rajiv Anand and Vinita Anand with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 14th day of January, 2010.

JEAN KURTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2010

NOTARY PUBLIC

My Commission Expires:

20091035RZ