BILL GARRETT, Davidson County
Trans:T20100052761 DEEDWARR
Recvd: 08/25/10 09:17 2 pgs
Fees:13.00 Taxes:773.30

20100825-0067169

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$209,000.00~~.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2010.

Notary Public

My commission expires: 1/7/12
(AFFIX SEAL)

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sheila F. McCall	**Mortgage Investors Group**	**104050B00300CO**
501 N. Wilson Blvd. ~~3724 Meadowbrook Avenue~~	**8320 E. Walker Springs Lane**	
Nashville, TN 37205	**Knoxville, TN. 37923**	

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,

Shubhra Sharma, unmarried

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

Sheila F. McCall, unmarried

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 County, Tennessee, being Unit No. 3 together with the appurtenant interest in the common elements of Meadowbrook Condominium Association, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6956, Page 13; Book 6970, page 545; and amended in Book 7099, page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached Exhibit "C" to the aforementioned Amendment to Master Deed and being located upon Lot No. 1 on the plan of Meadowbrook of record in Plat Book 6250, page 817, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Shubhra Sharma, unmarried by deed from Jeff C. Lovejoy and wife, Jana Lovejoy, of record in Instrument No. 20060901-0108490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3724 Meadowbrook Avenue, Nashville, TN 37205**

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 24th day of August, 2010.

Shubhra Sharma by Valerie Roberts Attyin fact

Shubhra Sharma
By: Valerie D. Roberts, her Attorney in Fact

Power of Attorney in Instrument #20100825-0067168 Register's Office said County.

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Valerie D. Roberts,** 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 **Shubhra Sharma,** 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 **Shubhra Sharma**, the within named bargainor(s) by the said **Valerie D. Roberts** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 24th day of August, 2010.

Notary Public

My commission expires 11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY