WARRANTY DEED

P-BAB-11-0948

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: CAC 3-17-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Shiva A. Raj	Shiva A. Raj	
948 1st Avenue N.	(NAME) 948 1st Avenue N.	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Nashville, TN 37201	082140A09400CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUE RABIN, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHIVA A. RAJ , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 948 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 and Instrument No. 20101129-0094655, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to SUE RABIN, AN UNMARRIED WOMAN by Deed from RIVERFRONT CONDOMINIUM PARTNERSHIP, A TENNESSEE PARTNERSHIP, dated 08/31/2006 and filed for record on 09/06/2006 in Instrument 200609060109926, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2098, page 166; Book 2303, page 437; Book 7228, page 400; Book 11112, page 881; Instrument Number 200512210153160; Book 200512280155671; Instsrument No. 200605180058640; Instrument No. 200901090002382; Instrument No. 200512160151344, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 948 1ST AVENUE N, NASHVILLE, Tennessee 37201-0105
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20110021982 DEEDWARR
Recvd: 04/14/11 09:32 3 pgs
Fees:18.00 Taxes:373.70
20110414-0028748

Witness my/our hand(s) this 1st day of April, 2011.

Sue Rabin

Attached

STATE OF _____
COUNTY OF _____

On this the _____day of _____, 2011, before me personally appeared Sue Rabin, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ day of _____, 2011.

_____
Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

State of California)

County of Orange)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 4/1/2011 before me, Anne C. MATTISON, Notary Public,
(here insert name and title of the officer)

personally appeared Sue RABIN

,

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) ~~is~~/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ANNE C. MATTISON
COMM. #1909980
Notary Public - California
Orange County
My Comm. Expires Nov. 19, 2014
NRO1 NRO1

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of WARRANTY DEED

,

containing 2 pages, and dated 4/1/11 .

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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