GENERAL WARRANTY DEED

FROM: H. Rodes Hart Jr., Grantor

TO: Shreyas S. Joshi, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Tax Parcel Identification Number
Shreyas S. Joshi 2214 Knowles Avenue Nashville, TN 37204	Shreyas S. Joshi 2214 Knowles Avenue Nashville, TN 37204	105140C00800CO

BILL GARRETT, Davidson County
Trans:T20110031662 DEEDWARR
Recvd: 05/27/11 09:45 5 pgs
Fees:28.00 Taxes:808.45
20110527-0040689

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Eighteen Thousand Five Hundred and No/100 Dollars ($218,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24 day of May, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

FOR AND IN CONSIDERATION OF the sum of Two Hundred Eighteen Thousand Five Hundred and No/100 Dollars ($218,500.00), the receipt and sufficiency of which are hereby acknowledged, H. Rodes Hart Jr. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Shreyas S. Joshi ("Grantee"), her heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2214 Knowles Avenue, Nashville, TN 37204.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

The Property has never been used as the principal residence of the Grantor.

Witness my hand as of the _____ day of May, 2011.

H. Rodes Hart, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared H. Rodes Hart Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 12 day of May, 2011.

Notary Public

My Commission Expires: 1.7.2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2214 on the plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, section 27-101 et seq., as amended, Tennessee Code annotated, as established by Declaration of Covenants, Conditions and Restrictions of the Park at Melrose Townhomes, a Horizontal Property Regime with Private elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown in Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to H. Rodes Hart Jr. as recorded on the 1st day of February, 2010 in Instrument No. 20100201-0007793.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. The lien for 2011 taxes, which have been prorated and will be paid by Grantee.

2. Such state of facts and conditions as an accurate survey and personal inspection of the Property would disclose.

3. All easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.