Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive.
Goodlettsville, TN 37072
11-0172

BILL GARRETT, Davidson County
Trans:T20110041319 DEEDWARR
Recvd: 07/11/11 09:38 2 pgs
Fees:13.00 Taxes:440.30
20110711-0052702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00.

C Ray Bell Estate
By: Frank Neal, Executor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of July 2011

Notary Public

Commission Expiration: 4-5-15

GAIL GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Shakthi II Partners, LLC
900 19th Ave. South #311
Nashville, TN 37212

SEND TAX BILLS TO:
Shakthi II Partners, LLC
900 19th Ave. South #311
Nashville, TN 37212

MAP-PARCEL:
092160B03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shakthi II Partners, LLC

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 311 (together with any designated parking space) of University Square Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, page 124, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Glenda Ferrari Bell, n/k/a Glenda Earle Bell, the Grantor herein, by Quitclaim Deed dated September 23, 1998, from Charles Ray Bell for the purpose of creating a tenancy by the entireties, of record in Book 11130, page 288, in the Office of the Register of Deeds for Davidson County, Tennessee.

Further being the same property conveyed to Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell on 10/18/2010 by deed from Glenda Earle Bell, recorded on 12/09/2010 in Instrument No. 20101209-0098291, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **900 19th Ave. South #311 Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 6th day of July, 2011.

C Ray Bell Estate
By: Frank Neal, Executor
Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained on behalf of the Estate of Charles Ray Bell, as their free act and deed as Authorized Personal Representative of the Estate of Charles Ray Bell.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2011.

Notary Public

Commission Expiration: 4-5-15

GAYLE GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.