WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073291 DEEDWARR
Recvd: 11/18/11 15:05 2 pgs
Fees:13.00 Taxes:740.00
20111118-0090620

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **November, 2011**

Alice J Stewart
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Services, LLC, 50 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saumil Shah	Farmington Financial	082130D20900CO
(NAME) 508 Madison Street #1	(NAME) 1912 21ST Ave.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Joel Bezaire and Jennifer Bezaire**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Saumil Shah**, a single man, 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. 209 as shown the Plan attached as Exhibit "A" to the Master Deed of Germantown Madison Square Condominiums as of record in Instrument 200610190129740, amended in Instrument 201105090035408, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with undivided interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Joel Bezaire and Jennifer Bezaire, husband and wife by deed from Germantown Madison Square, LLC, a Tennessee limited liability company of record in Instrument 200711200136052, Register's Office for Davidson County, Tennessee, dated November 16, 2007.

Note: The said Unit 209 as recorded on the Master Deed being one and the same as Unit 1.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 508 Madison Street #1, Nashville, TN 37208

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, has 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.

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 our hands this **4th** day of **November, 2011**

Joel Bezaire

Jennifer Bezaire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Joel Bezaire and Jennifer Bezaire**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **November, 2011**

Notary Public

My commission expires: 7/3/12

