BILL GARRETT, Davidson County
Trans:T20120066376 DEEDWARR
Recvd: 09/05/12 09:58 2 pgs
Fees:13.00 Taxes:236.80
20120905-0080067

WARRANTY DEED

G-BR-12-510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Rashmi P Jaju
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rashmi Jaju	Rashmi Jaju	
319 9th Street	(NAME) 319 9th Street	
(ADDRESS) Jersey City, NJ 07302	(ADDRESS) Jersey City, NJ 07302	93-1-A-170.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMERALD PROPERTIES, A GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ABHISHEK MATHUR AND WIFE, ROOCHITA MATHUR (1/2 INTEREST) AND RASHMI JAJU, MARRIED (1/2 INTEREST), TENANTS IN COMMON , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 503, CAPITOL TOWERS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 8607, PAGE 417, AMENDED IN BOOK 11072, PAGE 626, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO EMERALD PROPERTIES, A GENERAL PARTNERSHIP BY WARRANTY DEED FROM L. ELIZABETH BEETZ, MANAGING TRUSTEE OF THE MELANIE TAYLOR 1989 TRUST, RECORDED ON THE 8TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110608-0043927, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2663, PAGES 120 AND 121; BOOK 7900, PAGE 345; BOOK 9700, PAGE 682; BOOK 2883, PAGE 312; BOOK 2375, PAGE 475 AND AMENDED IN INSTRUMENT NO. 20070122-0008939; BOOK 8608, PAGE 843; BOOK 8607, PAGE 417 AND BOOK 11072, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 510 Gay Street #503, Nashville, Tennessee 37219
(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.

Witness my/our hand(s) this 31st day of August, 2012.

Emerald Properties
BY: Muralidhar Bethi
Muralidhar Bethi, Partner

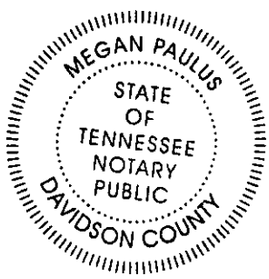
STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2012, before me personally appeared Muralidhar Bethi, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Emerald Properties, a general partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2012.

Megan Paulus
Notary Public

My Commission Expires: 4-9-16



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903