WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074020 DEEDWARR
Recvd: 10/01/12 14:31 2 pgs
Fees:13.00 Taxes:703.00
20121001-0089282

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2012

Notary Public

MARK K. KREBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: My Commission Expires JAN 9, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Berglund	NEW OWNER	118-03-0
(NAME)	(NAME)	(MAP)
2724 Rosedale Place		143.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Anurag Pardeshi, unmarried, and R.A.P. Rosedale Place Family Limited Partnership, a Nevada limited partnership created the 19th day of October, 2005, a fifty percent (50%) tenant in common interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kyle Berglund, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 44, on the Plan of Phase Two, Rosedale Place, of record in Plat Book 11190, page 18, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ramsing Pardeshi and Anurag Pardeshi by deed dated September 29, 2000, from Rosedale Place, LLC, of record in Instrument No. 20001002-0097507, and further conveyed to R.A.P. Rosedale Place Family Limited Partnership, a Nevada limited partnership created the 19th day of October, 2005, a fifty percent (50%) tenant-in-common interest, by deed dated October 19, 2005, from Dr. Ramsing B. Pardeshi, of record in Instrument No. 20051228-0155399, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2724 Rosedale Place, Nashville, Tennessee 37211

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/our hand(s) this 13 day of September, 2012.

Anurag Pardeshi

R.A.P. Rosedale Place Family Limited Partnership

By: Anurag R. Pardeshi, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anurag Pardeshi; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of September, 2012.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anurag R. Pardeshi, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner of R.A.P. Rosedale Place Family Limited Partnership, the within named bargainor, a partnership, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the partnership by the said Anurag R. Pardeshi, as such Partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of September, 2012.

Notary Public

My commission expires 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County