WARRANTY DEED

G-VRES-12-01101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-10-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY 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
Jayant Bagai	SunTrust Mortgage, Inc.	
1101 18th Ave S, #210 (ADDRESS)	(NAME) 901 Semmes Avenue (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	104-4-E-210.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN W. TOLBERT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAYANT BAGAI AND WIFE, KANIKA BAGAI, 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 210, 1101 EIGHTEENTH AVENUE, SOUTH, AS SHOWN IN MASTER DEED RECORDED AT INSTRUMENT NO. 20060807-0096688, RERECORDED AT INSTRUMENT NO. 20060817-0101760 AND AMENDED IN INSTRUMENT NO. 20090624-0058837, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. PARKING SPACE NUMBER 20 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

BEING THE SAME PROPERTY CONVEYED TO BRIAN W. TOLBERT, A SINGLE MAN BY WARRANTY DEED FROM MARTIN H. HEFLIN, MANAGING MEMBER OF 1101 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 28TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100428-0032231, 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 IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20060807-0096688, RE-RECORDED IN INSTRUMENT NO. 20060817-0101760, AND AMENDED IN INSTRUMENT NO. 20090624-0058837; EASEMENT OF RECORD IN INSTRUMENT NO. 20060120-0007524; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060120-0007509; APPLICATION TO COMBINE PARCELS OF RECORD IN INSTRUMENT NO. 20060213-0017351; RECIPROCAL EASEMENT OF RECORD IN INSTRUMENT NO. 20070926-0114981; AND INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20071010-0120355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1101 18th Ave S, #210, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20120098878 DEEDWARR
Recvd: 12/27/12 10:49 2 pgs
Fees:13.00 Taxes:1165.50
20121227-0119261

Witness my/our hand(s) this 19th day of December, 2012.

Brian W. Tolbert

Amanda Tolbert

STATE OF Tennessee
COUNTY OF Davidson

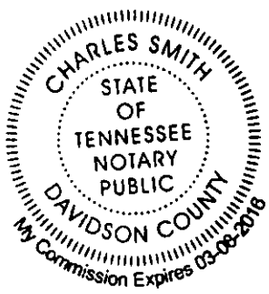
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian W. Tolbert and Amanda Tolbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)



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