WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

James M Bianco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

R-AVE-13-555-2102

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James M. Bianco (NAME)	**James M. Bianco** (NAME)	
422 Oceanfront (ADDRESS)	**422 Oceanfront** (ADDRESS)	**093-06-1C-105.00**
Long Beach, NY 11561 (CITY) (STATE) (ZIP)	**Long Beach, NY 11561** (CITY) (STATE) (ZIP)	

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 **MONI N. ADVANI, d/b/a MNA Investments, a sole proprietorship** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES M. BIANCO, UNMARRIED** 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:

REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. FU-2102, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CUMBERLAND PENTHOUSES, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20050405-0037081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED AND RESTATED BY AMENDED AND RESTATED MASTER DEED, OF RECORD AS INSTRUMENT NO. 20050527-0060253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM PLAT ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED, AS AMENDED AND RESTATED.

BEING THE SAME PROPERTY CONVEYED TO MONI N. ADVANI D/B/A MNA INVESTMENTS, A SOLE PROPRIETORSHIP BY DEED FROM CUMBERLAND PENTHOUSES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20050722-0085443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 21, 2005 AND RECORDED ON JULY 22, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 8250, PAGE 512, INSTRUMENTS OF RECORD IN INSTRUMENT 20050405-0037081, AS AMENDED AND RESTATED IN INSTRUMENT NO. 20050527-0060253, INSTRUMENT NO. 20090320-0025437 AND INSTRUMENT NO. 20120820-0074399, SAID REGISTER'S OFFICE; C) RESTRICTIONS, BUILDING LINES AND EASEMENTS FOR CAPITOL MALL REDEVELOPMENT PROJECT OF RECORD IN BOOK 7423, PAGE 374, AMENDED IN BOOK 8421, PAGE 587, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464 AND INSTRUMENT NO. 20020626-0076795 AND INSTRUMENT NO. 20050124-0008719, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130038347 DEEDWARR
Recvd: 05/08/13 10:10 2 pgs
Fees:13.00 Taxes:814.00
20130508-0046351

This is
( ) unimproved
(X) improved
property known as **555 Church Street PH 2102 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 30th day of April, 2013.

Moni N. Advani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Moni N. Advani, 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 30th day of April, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212