WARRANTY DEED

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/28/14 16:10 3 pgs
Fees:18.00 Taxes:764.98
20140528-0045929

B-RT-14-1803-115

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karan Samir Shah	~~New owner~~ BancorpSouth Bank	
(NAME) **1803 Broadway #115**	(NAME) P. O. Box 3356	**92-16-D-115.00 CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(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, I/we **ROBERT TILDEN TABOR, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KARAN SAMIR SHAH, A SINGLE MAN** 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:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 115 of the Bristol on Broadway, A condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part thereof.

Together with a .42% interest in the common elements as provided for in said Master Deed.

Together with parking stall #28.

Being the same property conveyed to Robert Tilden Tabor, unmarried by Warranty Deed from Thuy T. Nguyen, unmarried, recorded on the 5th day of August, 2008 in Instrument No. 20080805-0080604, in the Register's Office of Davidson County, Tennessee. Robert Tilden Tabor, having since married. His spouse, Neely Tabor joins in the execution of this instrument to convey any and all marital rights in and to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD HOME PLACE, as recorded in Plat Book 21, Page(s) 39, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT of record in Instrument No. 20050517-0055639 , as amended by instrument(s) of record in Instrument Nos. 20060307-0026614 and 20070615-0071857; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement recorded in Instrument No. 20071113-0132706.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway #115, Nashville, Tennessee 37203**.

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 the 27th DAY OF MAY, 2014.

Robert Tilden Tabor

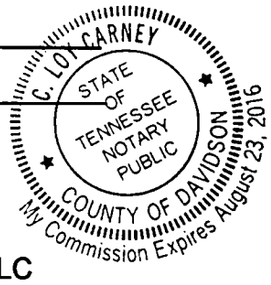
Neely Tabor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT TILDEN TABOR AND NEELY TABOR, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County