THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Dean Reese and Brenda Joyce Reese	New Owner	
190 Irene Dr.		092-16B-032.00CO
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Shakthi II Partners, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Larry Dean Reese and wife, Brenda Joyce Reese**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 311 on the Plan of University Square Condominium Apartments, of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of University Square Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shakthi II Partners, LLC by Warranty Deed from Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell, of record in Instrument No. 20110711-0052702 Register's Office for Davidson County, Tennessee, dated July 6, 2011 and recorded on July 11, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **900 19th Avenue South #311, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20140037443 DEEDWARR
Recvd: 05/29/14 11:12 2 pgs
Fees:13.00 Taxes:915.75

20140529-0046142

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 its hand this the 27th day of May, 2014.

Approved By:
Shakthi II Partners, LLC

BY: Sujatha Yarlagadda, President
Sujatha Yarlagadda, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Sujatha Yarlagadda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the President of Shakthi II Partners, LLC, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by her self as such President.

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

Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE