WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051400 DEEDWARR
Recvd: 07/17/14 12:01 2 pgs
Fees:13.00 Taxes:987.90
20140717-0063318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JONATHAN M. TINSLEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayendra C. Chokshi	F&M Bank	105-14-C 207.00 CO
(NAME)	(NAME)	
2310 Elliott Avenue Unit 207	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37040	
(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, We, **Antonios Paras and wife, Jeanne C. Paras**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayendra C. Chokshi and Aruna J. Chokshi, husband and wife, and Roopa D. Pastakia, a married woman**, 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 No. 207 of Master Unit C2 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended Tennessee Code Annotated and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Park at Melrose Condominiums for placement of units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office for a more complete identification and description of said Unit.

Being the same property conveyed to Antonios Paras and wife, Jeanne C. Paras, by Special Warranty Deed from Prudential Relocation, Inc., dated April 29, 2008, of record in Instrument No. 20080519-0050919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 21, page 78 and Exhibit E of Instrument No. 20070917-0110745; Restrictions of record in Instrument No. 20070525-0062832; Instrument No. 20070604-0065994; Instrument No. 20070614-0071575 and Instrument No. 20070822-0100253; Master Deed and Bylaws establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745; Articles of Incorporation/ Charter of record in Instrument No. 20070917-0110745, Instrument No. 20070703-0079125; Instrument No. 20070703-0079126 and Instrument No. 20070925-0114302; Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20060623-0075251 and Instrument No. 20060809-0098054; Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20060809-0098082; Easement for cable television and maintenance of record in Instrument No. 20000418-0038819; Stormwater Detention Agreement of record in Instrument No. 20060623-0075219; Memorandum of Lease of record in Book 10584, page 149; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2310 Elliott Avenue Unit 207, Nashville, TN 37204

(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 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 our hands this 14th day of July, 2014.

Antonios Paras

Jeanne C. Paras

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Antonios Paras and Jeanne C. Paras, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of July, 2014.

Notary Public

My Commission Expires: 6-4-17

