Davidson County	DEEDWARR
Recvd: 08/13/14 13:49	4 pgs
Fees:23.00 Taxes:1095.20	
20140813-0073199	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31923-08-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $296,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Shakthi II Partners, LLC 2977 Polo Club Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 020 H 20500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Viars, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shakthi II Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4210 Hillsboro Pike, #205, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now, nor has it ever been the principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2014.

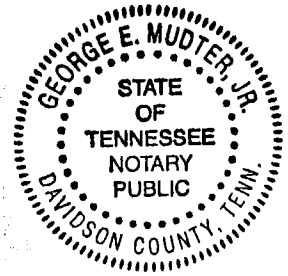
Michael L. Viars

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Viars**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2014.

My Commission Expires:



My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 205 of the Hillsboro Quarters II 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 and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby madeto the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete Identification and description of such Unit.

Being the same property conveyed to Michael L. Viars, unmarried, by deed dated October 24, 2007, from E. L. Viars and wife, Patricia J. Viars, of record in Instrument No. 20071030-0127907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 020 H 20500 CO.
2. First Amendment to By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument No. 20041230-0155026 and Instrument No. 20061229-0161138, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hillsboro Quarters Condominium Owners Association, Inc. of record in Instnrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Quarters Condominiums II, of record in Instrument No. 20040421-0045569, as amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9, Register's Office for Davidson County, Tennessee.
9. Easement to the State of Tennessee of record in Book 4426, page 398, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

