WARRANTY DEED

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00.

Affiant

Subscribed and sworn to me on September 26, 2014.

NOTARY PUBLIC 9-26-16

BILL GARRETT, Davidson County
Trans:T20140073546 DEEDWARR
Recvd: 09/30/14 15:46 3 pgs
Fees:18.00 Taxes:1554.00
20140930-0090274

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27645

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charu Shah Pankaj Shah 1808 24th Avenue, South, Unit 302 Nashville, TN 37212	New Owner	104-11-Z-302CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Charu Shah and Pankaj Shah, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 302, as set forth in the Declaration of Covenants, Conditions and Restrictions of Acklen at 24th, a Condominium Development, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20130927-0101658, as amended by Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160, in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "D" of said Declaration, as amended.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Acklen Park Ventures, LLC, a Tennessee limited liability company, dated September 2, 2014, filed for record on September 3, 2014, in Instrument No. 20140903-0080562, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record as Exhibit "D" of Instrument No. 20130927-0101658, as amended by Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions of 2151 Acklen Avenue, a Condominium Development, of record as Instrument No. 20130927-0101658 and amended by Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160, Register's Office for Davidson County, Tennessee and to which reference is hereby made for more particulars as if copied herein verbatim.
4. Charter of the 2151 Acklen Avenue Condominium Association, Inc., of record as Instrument No. 20130926-0101214 and amended by Instrument No. 20140721-0064696, together with the By-Laws set forth as Exhibit "B", of Instrument No. 20130927-0101658, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way of record as Instrument No. 20130731-0079483, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130905-0093933, Register's Office for Davidson County, Tennessee.
7. Grant of Easement from Comcast of Nashville I, LLC to Acklen Park Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20140902-0079901, in the Register's Office for Davidson County, Tennessee.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1808 24th Avenue, South, Unit 302, Nashville, TN 37212.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 on September 26, 2014.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By:_____
Richard W. Sebastian, Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Regent Homes, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on September 26, 2014.

NOTARY PUBLIC

My Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018