WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Amant

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

Notary Public

MY COMMISSION EXPIRES: 5-5-15
(AFFIX SEAL)

DEIDRIU COFFMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-TN-14-2325-407

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)
Arora, Inc.	new owner	
(NAME)	(NAME)	092150A40700
2325 Elliston Place, Unit 407		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF J. RONALD SCOTT AND LAURENCE M. PAPEL,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ARORA, INC.,** hereinafter called the Grantee, its successors and assigns, that 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. 407 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, as amended by Book 7232, page 259, Register's Office of Davidson County, Tennessee, together with a1/48 th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to S & P Investments, a Tennessee General Partnership composed of J. Ronald Scott and Laurence M. Papel by deed from GIR Investments, a Tennesse General Partnership composed of Gordan E. Inman, William Barry Goldman and Edward Richey of record in Book 7249, page 357, Register's Office for Davidson County, Tennessee, dated May 21, 1987 and recorded on May 27, 1987.

This conveyance is subject to:
- Taxes for the year 2014.
- Master Deed of record in Book 6657, Page 72, amended in Book 7232, Page 259, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 482, Page 379 and Book 565, page 235, in the Register's Office for Davidson County, Tennessee.
- Charter of Elliston Place Condominiums of record in Book 7013, Page 60, in the Register'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: **2325 Elliston Place, Unit 407 , 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.

BILL GARRETT, Davidson County
Trans:T20140087050 DEEDWARR
Recvd: 11/19/14 08:37 2 pgs
Fees:13.00 Taxes:592.00
20141119-0106497

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2014.

S & P Investments, a Tennessee General Partnership composed of J. Ronald Scott and Laurence M. Papel

BY: _____
Laurence M. Papel
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence M. Papel, signing for S & P Investments, a Tennessee General Partnership composed of J. Ronald Scott and Laurence M. Papel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Partner of S & P Investments, a Tennessee General Partnership composed of J. Ronald Scott and Laurence M. Papel, the within named bargainor, a partnership, and that he/she as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of November, 2014.

_____
Notary Public

My Commission Expires: 5-5-15

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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