WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003154 DEEDWARR
Recvd: 01/13/15 15:52 2 pgs
Fees:13.00 Taxes:1850.00
20150113-0003649

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SRI GANESH Holdings, LLC	New Owner	104-06-0A-150.00-CO
(NAME)	(NAME)	
724 Magnolia Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, ARI HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SRI GANESH HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being Unit No. B on the Plan of Revision of First Floor, Continental Condominium, of record in Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to ARI Holdings, LLC, a Tennessee limited liability company, by deed from Tamay Ozari, of record as Instrument No. 20130607-0058180, dated May 14, 2013, said Register's Office.

Subject to all matters on Plan of record in Plat Book 6900, page 43, Register's Office for said County;

Charter of Continental Condominiums Homeowner's Association, Inc., of record in Book 5864, page 834, and Book 7461, page 217, Register's Office for said County;

Master Deed of record in Book 5862, page 589, as amended in Book 6435, page 549, Book 6135, page 788, and Instrument No. 20051024-0128399, Register's Office for said County;

By-Laws of record in Book 5862, page 626, Register's Office for said County;

Memorandum Agreement of record in Instrument No. 20010514-0049446, Register's Office for said County;
Utility Easement of record in Book 4825, page 592, Register's Office for said County;
Subject to lien for special assessments as contained in the restrictions;
Subject to rights of others in and to the common areas and elements;

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 3415 West End Avenue, Suite 101 B Nashville, TN 37203

(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 7 day of January, 2015.

ARI Holdings, LLC

By: Tamay Ozari, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tamay Ozari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of ARI Holdings, LLC, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of ARI Holdings, LLC, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of January, 2015.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018