WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017812 DEEDWARR
Recvd: 03/11/15 15:18 3 pgs
Fees:18.00 Taxes:858.40
20150311-0021011

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/22/18

(AFFIX SEAL)

LISA RIPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roopa Devang Pastakia	New Owner	105140C713.00
(NAME)	(NAME)	
2420 Craig Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Phouiphanh Saiyasak, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roopa Devang Pastakia and Jayendra Chokshi, joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Unit No. 713 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 such Unit.

Being the same property conveyed to Phouiphanh Saiyasak, an unmarried man by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated 10/23/2007, of record in Instrument No. 20071025-0126036, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the Plan of record in Book 21, Page 78, Register's Office for Davidson County, Tennessee.
Declaration of Condominium of Master Deed Establishing The Park at Melrose Condominiums, and all exhibits attached thereto and recorded of Record in Instrument No. 20070917-0110745, in the Register's Office of Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
Declaration of Condominium of The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, and all exhibits attached thereto and recorded of Record in Instrument No. 20070525-0062832, in the Register's Office of Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
Charter of Melrose Park Master Corporation, recorded of Record in Instrument No. 20070703-0079125, in the Register's Office of Davidson County, Tennessee.
Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, Page 149, in the Register's Office of Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement recorded of Record in Instrument No. 20000418-0038819, in the Register's Office of Davidson County, Tennessee.
Storm-water Detention Agreement of recorded of Record in Instrument No.20060623-0075219, in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances recorded of Record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, in the Register's Office of Davidson County, Tennessee.
Charter of The Park at Melrose Condominiums Owners' Association, Inc.,recorded of Record in Instrument No. 20070925-0114302, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2310 Elliott Avenue, Condominium 713, 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 GRANTEE(S), their heirs and/or 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/or 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 my hand this 17th day of February, 2015.

Phouiphanh Saiyasak by Joe Collier, Attorney-in-Fact

Phouiphanh Saiyasak by Joe Collier, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Collier, with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Phouiphanh Saiyasak and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2015.

Kimberly D Hicks
Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027