BILL GARRETT, Davidson County
Trans:T20150019792 DEEDQC
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20150318-0023353

This instrument prepared by:
Eric J. Burch
200 South Woodland Street
Manchester, TN 37355

Owner and Real Property
Tax Responsibility
Ansuya Desai
1510 Demonbreun Street, #1102
Nashville, TN 37203

93-9-0A
74.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ASHOK DESAI, do hereby convey and quitclaim unto ANSUYA DESAI, her heirs and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Unit 1102, The Rhythm at Music Row, a condominium, as established under Master Deed of record in Instrument 20070725-0088390, amended in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

This conveyance is subject to instruments of record such as restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rhythm at Music Row, as recorded in Instrument No, 20080402-0033103; conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Rhythm at Music Row, a condominium of record in Instrument No. 20070725-0088390, as amended by instrument(s) of record in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; easement for right of entry, recorded in Instrument No. 2007430-0050890; Stormwater Detention Agreement recorded at Instrument No. 20070423-0047689; Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, Amended in Book 11625, Page 252; Driveway Agreement referenced in deed recorded at Instrument No. 20030131-0014020, said Register's Office and any and all existing easements and restrictions as shown of record and/or not stated herein.

Being the same property heretofore conveyed to Ashok Desai, a married man, by Warranty Deed from Rhythm Partners, LLC, a Tennessee Limited Liability Company, recorded on the 6th day of June, 2012, in Instrument No. 20120606-0049117, Register's Office of Davidson County, Tennessee.

According to the records in the office of the Davidson County Tax Assessor this property is identified as 093 09 0A 074.00.

The said Ashok Desai was divorced by Final Decree of Divorce in the case of Ashok Desai vs. Ansuya Desai, Nos. 2012-CV-412 and 2013-CV-9, in the Chancery Court of Coffee County, Tennessee, and this deed is executed in accordance with the provisions of said Final Decree of Divorce to convey any interest which Ashok Desai has as a result of the marriage.

IN WITNESS WHEREOF, ASHOK DESAI, has hereunto set his signature, this the 16 day of March, 2015.

Ashok Desai
ASHOK DESAI

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ASHOK DESAI, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Manchester, Tennessee, this the 16 day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 4-17-17

I, ASHOK DESAI, hereby swear that the purpose of this deed is to the abolition of an estate by the entireties which heretofore existed between the within named grantor and grantee, and hence the same is exempt from a transfer tax under the provisions of Tenn. Code Ann. § 67-4-409.

Ashok Desai