WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-JG-15-2625

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)
G3 Capital Partners, LLC	**New Owner**	
(NAME)	(NAME)	**104-07-0A-005.00**
3777 Peachtree Rd. NE, Apt. 1731		
(ADDRESS)	(ADDRESS)	
Brookhaven, GA 30319		
(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, I/we **RACHNA PATEL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **G3 CAPITAL PARTNERS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5 of Blakemore Square Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 6864, Page 237,as amended in Book 6962, Page 125, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Rachna Patel by Warranty deed from John H. Dixon, Jr. and Janith J. Dixon and John David Dixon and Adam Daniel Dixon of record in Instrument No. 20100528-0041414 Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on May 28, 2010.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters noted in the Master Deed recorded in Book 6864, Page 237, and amended in Book 6962, Page 125, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6769, Page 600, 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: **2625 Blakemore Avenue , Nashville, Tennessee 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 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:T20150069812 DEEDWARR
Recvd: 08/19/15 10:09 2 pgs
Fees:13.00 Taxes:954.60
20150819-0083454

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2015.

Rachna Patel by Alka Patel by A Hornay - In-Fact

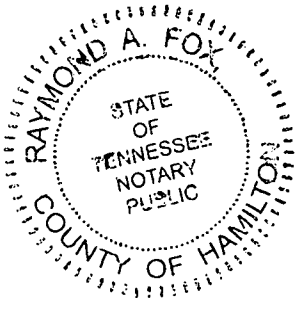
Rachna Patel by Alka Patel, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alka Patel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHNA PATEL, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHNA PATEL.

Witness my hand and official seal, this the 14th of August, 2015.

Notary Public
My Commission Expires: 4/9/19
(SEAL)



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