WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,685.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

J-PJ-16-812

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)
Jack Piratas, LLC, a Tennessee limited liability company	**Lolita Hamilton**	
(NAME) **4535 Harding Pike #309**	(NAME) **4535 Harding Pike Suite 309**	**104-06-0A-088.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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 consideration, the receipt of which is hereby acknowledged, **ANIL NACHNANI AND WIFE, POONAM SOMAI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK PIRATAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 812, Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788, Book 6435, Page 549 and Book 6900, Page 43, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anil Nachnani and wife, Poonam Somai by Warranty deed from Helen Metrock Condo Property, L.L.P. an Alabama limited liability partnership of record in Instrument No. 20130429-0042503 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 29, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788, Book 6435, Page 549 and Book 6900, page 43.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137.
- By-Laws for Continental Homeowners' Association of record in Book 5862, Page 626.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834.
- Resolution of record in Book 7461, Page 217, 218 and Instrument No. 20051024-0128399 and Instrument No. 20160108-0001989.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue #812, Nashville, Tennessee 37203-1026**.

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:T20160043722 DEEDWARR
Recvd: 05/24/16 15:28 2 pgs
Fees:13.00 Taxes:820.23
20160524-0052199

Witness my/our hand(s) this the 20th DAY OF MAY, 2016.

Anil Nachnani

POONAM SOMAI BY ATTORNEY IN FACT

Poonam Somai by Anil Nachnani, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANIL NACHNANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anil Nachnani, 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 POONAM SOMAI, and who acknowledged he/she/they executed the same as the free act and deed of the said POONAM SOMAI.

Witness my hand and official seal, this the 20th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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