SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Bill Garrett Davidson County Batch# 98209 DEEDWARRSP 05/30/2018 12:04:31 PM 2 pgs Fees: $13.00 Taxes: $2,146.00 20180530-0051458	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $580,000.00. Subscribed and sworn to before me, this the 24th day of May, 2018. Notary Public My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kapil Bhatia and wife, Simi Bhatia, and Anuj O. Bhatia 3000 Poston Avenue, Unit 103 Nashville, TN 37203	104-02-2A-103.00CO	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE POSTON AT THE PARK, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Kapil Bhatia and Simi Bhatia, husband and wife, and Anuj O. Bhatia, unmarried (herein individually and collectively referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 103, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 103A and 103B on P-2 Lower Level Garage as set forth in said Master Deed.
>
> Being a portion of the same property conveyed to The Poston At The Park, LLC by deed of record in Instrument No. 20150313-0021745, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2018 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 24th day of May, 2018.

GRANTOR:

THE POSTON AT THE PARK, LLC
a Tennessee limited liability company

By: _____
Richard L. Rhea, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard L. Rhea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of The Poston At The Park, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Partner.

WITNESS my hand and seal at office this 24th day of May, 2018

Kimberley J. Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My Commission Expires: 7-5-21