Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Amrik Singh Tiwana	Amrik Singh Tiwana	Map: 75-14
425 Harwell Court	4213 Bayside Lane	
Hermitage, TN 37076	Hermitage, TN 37076	Parcel: 104
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 372005. Information supplied by parties.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Kuldip Singh Tiwana and wife, Kuldip Kaur Tiwana,** (The "Grantor(s)") has bargained and sold, and by these presents do transfer and convey unto, **Amrik Singh Tiwana, unmarried,** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> LAND in Davidson County, being Lot No. 11 on the Plan of Hermitage Estates, Section 4, of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Kuldip Singh Tiwana and wife, Kuldip Kaur Tiwana, by Deed of Correction from Harbans S. Dhindas and wife, Dev. K. Dhindsa, recorded on the 11th day of July, 1988 in Book 7595, Page 196, in the Register's Office of Davidson County, Tennessee.
>
> FURTHER BEING the same property conveyed to Kuldip Singh and wife, Kuldip Kaur, by Warranty Deed from Harbans S. Dhindas and wife, Dev. K. Dhindsa, recorded on the 2nd day of July, 1984 in Book 5753, Page 238, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2009 and subsequent years, a lien not yet due and payable.**
2. **Plan of Hermitage Estates, Section 4, of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee.**

This is improved property known as 425 Harwell Court, Hermitage, Tennessee 37076.

BILL GARRETT, Davidson County
Trans:T20090036372 DEEDWARR
Recvd: 06/02/09 14:21 2 pgs
Fees:13.00 Taxes:351.50
20090602-0050776

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me this 29 day of MAY, 2009

Notary Public

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their successors and assigns, forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor(s) does further covenant and themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 29TH day of MAY, 2009.

KULDIP SINGN TIWANA

KULDIP KAUR TIWANA

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kuldip Sigh Tiwana and Kuldip Kaur Tiwana** to me known to the persons described in and who executed the forgoing instrument, and acknowledged that he executed the same for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of MAY, 2009.

Notary Public

My Commission Expires: 7/3/12

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY