WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

BILL GARRETT, Davidson County
Trans: T20090057310 DEEDWARR
Recvd: 08/21/09 10:36 2 pgs
Fees: 13.00 Taxes: 740.00
20090821-0078799

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Binayak B. Bijuchhe	**Bank of America, N. A.**	**Map 103-2**
(NAME) **203 Orlando Avenue**	(NAME) **7105 Corporate Drive**	**Parcel 56.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Plano, TX 75024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DWAINE L. ANDERSON AND WIFE, LEILANI BOULWARE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BINAYAK B. BIJUCHHE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C.C. Vernon's Farms as of record in Book 1561, page 164,, Register's Office for Davidson County, Tennessee, and being the northerly 55 feet of Lot No. 3, not of record and described according to a survey made August 6, 1952, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point on the westerly margin of Orlando Avenue at the common corner of Lot Nos. 2 and 3 on said unrecorded map; thence in a southerly direction along the margin of Orlando Avenue, 55 feet to a point; thence in a westerly direction parallel with Burgess Street, 130 feet to a point on the easterly margin of Lot no. 4; thence in a northerly direction and parallel with Orlando Avenue 55 feet to the corner of Lot No. 2 and 3; thence in an easterly direction along the line between said two lots, 130 feet to the point of beginning.

Being the same property conveyed to Dwaine L. Anderson and wife, Lailani Boulware by Warranty Deed from Thomas Lee Cunningham and wife, Elke D. Cunningham and Ann Harby Cunningham, unmarried, of record in Instrument No. 20031124-0170477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 164, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **203 Orlando Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 7th day of August, 2009.

Dwaine L. Anderson

Leilani Boulware

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Dwaine L. Anderson and Leilani Boulware**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2009.

Commission expires:

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

Notary Public