WARRANTY DEED

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirrit R. Bhikha and Lata K. Bhikha	New Owner	063-04-0-A-063.00 CO
(NAME)	(NAME)	
3305 Quail Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Cleveland Hall, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirrit R. Bhikha and Lata K. Bhikha, husband and wife** 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 Lot 139, Phase 4, Cleveland Hall Subdivision, as shown on plat of record in Instrument No. 20080201-0010505, in the Register's Office, Davidson County, Tennessee.

Being a portion of the property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company, by Successor Trustee's Special Warranty Deed from John M. Baird, Successor Trustee, dated December 4, 1997, of record in Book 10713, page 250, corrected in Book 11642, page 821, and further corrected in Book 11714, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the plat of record in Instrument No. 20080201-0010505; Restrictions and By-Laws of record in Book 11725, page 76; Instrument No. 20051202-0144894; Instrument No. 20060113-0005680; Instrument No. 20071220-0146113; Instrument No. 20080208-0013290 and Instrument No. 20081014-0103112; Articles of Incorporation/Charter of record in Book 11725, page 70; Easement for right of way to BellSouth of record in Book 11720, page 325; Easement for public utilities of record in Book 7844, page 242; Easement for water line of record in Book 7994, page 167 and Book 7994, page 173; Easement for sewer and/or storm drainage of record in Book 8006, page 677; Easement for deed of highway of record in Book 8068, page 524; Easement for ingress-egress of record in Book 7844, page 249; Easement for public utilities, drainage and construction of record in Book 7844, page 262 and Book 7844, page 272; Easement for private ingress, egress and open space of record in Instrument No. 20080201-0010505; Stormwater detention agreement of record in Instrument No. 20041115-0136615 and Articles of amendment (Cleveland Hall, LLC) of record in Book 10637, page 38 and Instrument No. 20050106-0002131, all of record for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1021 Tabitha Lane, Old Hickory, TN 37138
(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.

BILL GARRETT, Davidson County
Trans:T20110068170 DEEDWARR
Recvd: 10/31/11 15:05 2 pgs
Fees:13.00 Taxes:296.00
20111031-0084632

Witness my hand this 24th day of October, 2011.

Cleveland Hall, LLC, a limited liability company

By: _____
W. Allen Bryan, III, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared W. Allen Bryan, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Chief Manager of Cleveland Hall, LLC, a limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said W. Allen Bryan, III as such Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 24 day of October, 2011.

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Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY