BILL GARRETT, Davidson County
Trans:T20120002364 DEEDQC
Recvd: 01/10/12 16:08 3 pgs
Fees:17.00 Taxes:0.00
20120110-0002686

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	4331 Saundersville Rd., LLC 2252 Edge O Lake Drive Antioch, Tennessee 37013
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	Map 065 Parcel 020.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Advantia Law Group, TN 2561 Oak Forest Drive Antioch, Tennessee 37013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANISH NAJHAWAN and wife, DEEPA NAJHAWAN** (herein "Grantor") by these presents do hereby quitclaim and convey unto **4331 Saundersville Rd., LLC**, (herein "Grantee") its successors and assigns, all of my interest in the following described tract or parcel of land in Wilson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

This is improved property, known as 4331 Saundersville Road, Old Hickory, TN 37138

Said property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the premises. 2011 Davidson County Taxes are being assumed by the Grantee.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of June 2011.

Anish Najhawan

Deepa Najhawan

Deepa Najhawan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Anish Najhawan and Deepa Najhawan** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of June 2011.

Diane T. Waterman
Notary Public

My Commission Expires:

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant Anish Najhawan

Deepa Najhawan
Affiant Deepa Najhawan

Subscribed and sworn to before me this 2ND day of June 2011.

Diane T. Waterman
Notary Public

My Commission Expires:

July 8, 2013

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

EXHIBIT A

PROPERTY DESCRIPTION

Land in the Eleventh Councilmanic District of Davidson County, Tennessee and being Lot No. 1-A on the plan of Division of the Michael A. Borchert Land, of record in Book *5800,* page 31, R.O.D.C.,TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated June 24, 2009 and known as Job No. 090073 as follows:

Beginning at an existing concrete monument on the westerly margin of Saundersville Road, said point of beginning being the Southeast corner of the herein described tract and the corner of the Unity Church for Positive Living property of record in Inst. No. 200711090132425 R.O.D.C.,TN; thence with the line of the said Unity Church property N66°01'41"W 80.15' to an existing concrete monument; thence continuing with the same N02°59'20"E 166.46' to an existing concrete monument; thence leaving the said Church property S65° *50'59"E* 154.23' to an existing iron pin on the westerly margin of Saundersville Road: thence with the said margin (30' from the centerline) and a curve to the left having a radius of 425.40' and a long chord of 117.72', said chord having a bearing of S31°04'58"W a distance along the curve of 118.10' to an existing iron pin; thence continuing with the same S23°49'42"W 38.13' to the point of beginning, containing 0.40 acres more or less.

Also conveyed herewith is a joint use access easement and joint sewer service easement for the installation and maintenance of a sanitary sewer service line and booster pumps as shown on the plat of record in Book 5800, page 31, and set forth in Book 5976, page 226, and Book 5976, page 257, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Overholt Holdings, a Tennessee General Partnership, by deed from Stephen L. Keeler, Sr. and wife, Jodie H. Keeler, dated July 16, 2002, and of record as Instrument No. 20020726-0089781 Register's Office of Davidson County, Tennessee.

Overholt Holdings Partnership is one and the same entity as Overholt Holdings.

Being the same property conveyed to Anish Najhawan and wife, Deepa Najhawan, by deed from Overholt Holdings Partnership, dated July 8, 2009, and of record as Instrument No. 20090713-0065102 Register's Office of Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of

4331 Saundersville Road, Old Hickory, TN 37138.