File No. 12090802

WARRANTY DEED

J. D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES 5/17/2014
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120082993 DEEDWARR
Recvd: 10/31/12 13:58 4 pgs
Fees:23.00 Taxes:1348.65
20121031-0100078

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sailesh R. Patel and Sanjay Patel	SAME	134-14-0-029.01, 134-14-0-005.00, 134-15-0-031.00, 134-15-0-018.00 and 134-14-0-004.00
(NAME)	(NAME)	
322 Logans Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Wallace J. Hutcherson, unmarried, and Brenda J. Hutcherson, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **Sailesh R. Patel (as to a one-half undivided interest) and Sanjay Patel (as to a one-half undivided interest)**, 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:

Tract 1:

Being a parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the former southerly right-of-way of Antioch Pike (prior to the execution and delivery of the warranty deed of record in Book 8294, page 815, Register's Office for Davidson County, Tennessee), said point being the easternmost corner of the property (Tract V) conveyed to Hamilton Test Systems Nashville, Inc., a Delaware corporation, by deed of record in Book 8262, page 99, said Register's Office, and being South 33 deg. 04' 16" East 201.90 feet from the intersection of said former southerly right-of-way with the easterly right-of-way of Perimeter Hill Drive; thence with said former southerly right-of-way South 33 deg. 04' 16" East 75.00 feet to a point; thence leaving said former southerly right-of-way South 50 deg. 02' 56" West 152.74 feet to a point; thence North 33 deg. 17' 50" West 75.28 feet to a point; thence North 50 deg. 09' 52" East 153.00 feet to the point of beginning, and containing 11,408 square feet or .26 acres, more or less.

Included in the foregoing description but expressly EXCLUDED from this conveyance is the property conveyed to the Metropolitan Government of Nashville and Davidson County by deed of record in Book 8294, page 815, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 5th, formerly 7th Civil District, of Davidson County, Tennessee, being a part of the W.F. Mease Tract of land, described according to an unrecorded survey made by T.R. Sanford, dated October 13, 1955, as follows:

Beginning at a point in the westerly margin of unnamed Avenue, 30 feet, more or less, in width at a point South 26 1/4 deg. West 348 feet from the center line of Antioch Pike at the southwesterly intersection with the said unnamed Avenue, if the westerly margin of said unnamed, was extended, North 26 1/4 deg. east to the centerline of said Pike; thence South 26 1/4 deg. West 78 feet along the westerly margin of said unnamed Avenue to a point; thence North 63 3/4 deg. West 150 feet to a point; thence North 26 1/4 deg. East 78 feet to a point; thence South 63 deg 3/4 deg. East 150 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, described according to a survey of James D. Wamble dated April 8, 1986, and further described as Lot 2 on the Plan of Antioch Pike Projects of record in Book 6900, page 264, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in the Second Civil District of Davidson County, Tennessee, being more particularly described according to a survey of McConnell Engineering Consultants, Inc., dated October 27, 1989, as follows:

Beginning at a point in the westerly margin of Jansing Drive, said point being designated by an old iron rod 320 feet, more or less, south of Antioch Pike; thence with the westerly margin of Jansing Drive 78 feet more or less to an iron rod set, said point being the point of beginning; thence South 29 deg. 42' 24" West 247.95 feet, more or less, to an existing concrete monument; thence North 86 deg. 42' 14" West 366.45 feet to an old iron rod; thence North 02 deg. 37' 30" East, 348.65 feet to an existing concrete monument; thence South 82 deg. 33' 18" East 172.15 feet to an existing concrete monument; thence South 75 deg. 45' 37" East 85.00 feet to an iron rod set; thence North 36 deg. 25' 36" East 93 feet to an existing concrete monument; thence South 59 deg. 52' 25" East 96.82 feet to an iron rod set; thence South 26 deg. 8' 47" West 78 feet to an iron rod set; thence South 59 deg. 47' 37" East 133.16 feet to the point of beginning, said tracts containing 144,257 square feet, more or less, and containing 3.31 acres.

Tract 5:

A tract of land situated in the first civil district of Metro Nashville Davidson County, TN. Being Lot One on the Plat entitled "Antioch Pike Projects", of record in Plat Book 6900, page 264, R.O.D.C. Tennessee, and being more fully described as follows:

Commencing at an existing concrete monument on the westerly margin of Antioch Pike and the most northwesterly corner of that tract of land conveyed to T & W Enterprises, Inc., of record in Deed Book 6207, page 547, R.O.D.C., thence South 31 deg. 21' 24" West for a distance of 8.70 feet to the point of beginning and proceeding as follows: Thence, along above said T & W Enterprises most westerly line South 31 deg. 21' 24" West for a distance of 211.57 feet to a point on Mary K. Brown's property, of record in Deed Book 6853, page 844, R.O.D.C. Tennessee, and passing an existing concrete monument at 190.80 feet; thence running along the common property line between above said Mary K. Brown's property and this herein described tract North 41 deg. 37' 21" West for a distance of 75.11 to a point; thence, with a curve to the left having a radius of 107.72 feet for a distance of 58.52 feet to a point; said curve has a chord bearing and distance of North 57 deg. 11' 06" West, 57.80 feet; thence, with a curve to the right having a radius of 74.96 feet for a distance of 25.77 feet to a point; said curve has a chord bearing and distance of North 7 deg. 24' 26" East, 25.64 feet; thence, with a curve to the right having a radius of 214.18 feet for a distance of 85.62 feet to a point; said curve has a chord bearing and distance of North 9 deg. 00' 29" East, 85.05 feet; thence, North 34 deg. 59' 32" West for a distance of 58.00 feet to an existing iron pin; said point being the most southerly corner of that tract of land conveyed to A P Investors, of record in Deed Book 7175, page 158, R.O.D.C. Tennessee, and the most westerly corner of this herein described tract; thence northeasterly and running with the common property line between above said two tracts North 48 deg. 17' 57" East for a distance of 146.95 feet to a point on aforesaid margin of Antioch Pike; thence northwesterly and running with said margin North 35 deg. 33' 55" West for a distance of 198.55 feet to the point of beginning and containing 42,661 square feet or 0.979 acres of land more or less.

Being the same property conveyed to Wallace J. Hutcherson and Brenda J. Hutcherson, as tenants in common, by Quitclaim Deed of record in Instrument 20051004-0119651, of the Register's Office of Davidson County, Tennessee

This conveyance is subject to Easement to Metropolitan Government of record in Book 8294, page 815; all matters as set forth in plat of record in Book 6900, page 264; Declaration of Protective Covenants of record in Instrument No. 20040324-0033087; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

This is unimproved X property, known as 1321 Antioch Parkway, Nashville, TN 37211

(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 22 day of October, 2012.

Wallace J. Hutcherson

Brenda J. Hutcherson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace J. Hutcherson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of October, 2012.

Commission expires: 3/18/2015

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda J. Hutcherson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of October, 2012.

Commission expires: 3/18/2015

L. F. Vaught

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 12090802

RETURN TO:

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130