THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130049922 DEEDWARR
Recvd: 06/13/13 14:24 2 pgs
Fees:13.00 Taxes:976.43
20130613-0060622

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***263,900.00.

Leslie Gaside
Affiant

Subscribed and sworn to before me this 3rd day of June, 2013.

Notary Public

My Commission Expires 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER

Arpit Agrawal
1013 Burchwood Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 072-09-0
PARCEL 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Three Thousand Nine Hundred and 00/100 Dollars ($***263,900.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Gaby Mathaeus, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Arpit Agrawal and Laila Saied, 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:

BEING Lot No. 26 and the west 10 feet of Lot No. 27 on the Plan of Burchwood Place, of record in Plat Book 547, Page 183, Register's Office for Davidson County, Tennessee.

SAID Lot and part of lot adjoin and front together 70 feet on the north side of Burchwood Avenue, and run back between parallel lines 139 feet to a dead line.

BEING the same property conveyed to Gaby Mathaeus, unmarried, by Warranty Deed dated April 16, 2011, from Stephen B. Hughes, unmarried, of record as Instrument Number 20110418-0029546 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Burchwood Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Burchwood Place of record in Book 547, page 183, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31 day of June, 2013.

GABY MATHAEUS BY BEN SISTRUNK ATTORNEY IN FACT

Gaby Mathaeus by Ben Sistrunk,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ben Sistrunk, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Gaby Mathaeus and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Gaby Mathaeus.

WITNESS my hand and official seal this 31 day of June, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY