RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#25302-3

The actual consideration or value, whichever is greater, for this transfer is **$358,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20130075266 DEEDWARR
Recvd: 08/30/13 10:13 2 pgs
Fees:13.00 Taxes:1326.45
20130830-0091713

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel J Dwyer and Hannah B. Dwyer	Farmington Financial Group	**Map 172-14-0-A Parcel 093-00CO**
1504 Braebury Circle	2002 Richard Jones Rd. Ste. 300 A	
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Deepak Mehrotra and wife, Seema Mehrotra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel J Dwyer and Hannah B. Dwyer, 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 No. 89 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Deepak Mehrotra and wife, Seema Mehrotra, by Warranty Deed dated May 14, 1999, from Beazer Homes Corp dba Phillips Builders, of record in Book 11482, Page 735, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Plat in Book 9700, Page 221, Register's Office for Davidson County, Tennessee;

3) Storm Water Detention Agreement in Book 10357, Page 925, Register's Office for Davidson County, Tennessee;

4) Easement to Nashville Gas Company of record in Book 10359, Page 615, Register's Office for Davidson County, Tennessee;

5) Easement to Bell South Telecommunications of record in Book 10529, Page 560, Register's Office for Davidson County, Tennessee;

6) Conveyance of open space to Wexford Downs Homeowners Association, Inc., of record in Book 10937, Page 791, Register's Office for Davidson County, Tennessee;

7) Declaration of Covenants, Conditions and Restrictions of Wexford Downs, of record in Book 10292, Page 51 and supplemental for Section Two of record in Book 10792, Page 822, Register's Office for Davidson County, Tennessee;

8) Charter of Wexford Downs Homeowners Association, Inc., of record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee; and,

9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **1504 Braebury Circle, Nashville, TN 37211**.

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 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 my/our hand(s) this **28th** day of **August, 2013.**

Deepak Mehrotra

Seema Mehrotra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Deepak Mehrotra and wife, Seema Mehrotra,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY