Davidson County DEEDWARR
Recvd: 09/13/13 11:46 3 pgs
Fees:18.00 Taxes:490.25
20130913-0096782

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lavern K. Fross and Iva L. Fross		168-00-0 079.00
1244 Temple Ridge Drive	Same as owner	
Nashville, TN 37221		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gowda, Gowda and Bhat Family Limited Partnership** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Lavern K. Fross and wife, Iva L. Fross** (The "Grantees"), their heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, about one mile East of Linton and described as follows according to a survey by Harold Ashworth, December 13, 1958. Beginning at a stake in the South margin of Highway No. 100 at the Northeast corner of Anthony McPherson's remaining land; thence South 10 degrees 30' East 1817 feet more or less to a stake; thence North 87 degrees East 305 feet to a fence corner, being Herbert Mangrum's Southwest corner; thence North 13 degrees West 1881 feet to the margin of Highway No. 100, Mangrum's Northwest corner; thence with the South margin of said highway 237 feet to the point of beginning.

Being the same property conveyed to Gowda, Gowda and Bhat Family Limited Partnership by Warranty Deed from Brownie A. Martin, unmarried recorded on the 4th day of November, 1997 in Deed Book 10669, page 415, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 9005 Highway 100, Nashville, TN 37221.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Agreement for Dedication of Public Utilities Easement recorded in Book 11744, page 738, said Register's Office for Davidson, County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $132,500.00.

Affiant

Subscribed and sworn to before me this 10th day of September, 2013.

Notary Public

My commission expires: 6-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantor does further covenant and bind its' successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of September, 2013.

Gowda, Gowda and Bhat Family Limited Partnership

BY: _____
C. K. Hiranya Gowda, partner

By: _____
Narayana B. Bhat, partner

By: _____
Leela Gowda, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared C. K. Hiranya Gowda, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of the Gowda, Gowda and Bhat Family Limited Partnership and that he as partner executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of September, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **Narayana B. Bhat**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of the Gowda, Gowda and Bhat Family Limited Partnership and that he as partner executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of September, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Leela ~~Gouda~~ Gowda, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be partner of the Gowda, Gowda and Bhat Family Limited Partnership and that she as partner executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 1-24-15

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016