THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 13841

BILL GARRETT, Davidson County
Trans:T20130106591 DEEDWARR
Recvd: 12/23/13 14:06 2 pgs
Fees:13.00 Taxes:259.00
20131223-0129441

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND 00/100 ($70,000.00) DOLLARS, cash in hand paid by JAI BALAJI, LLC, receipt of which is hereby acknowledged, I, CHRISTINA MILES WRIGHT (being the same person formerly known as CHRISTINA H. MILES), have bargained and sold, and by these presents do transfer and convey unto the said JAI BALAJI, LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the northwest part of Lot No. 2 on the Map of E. T. Brown's Subdivision, not of record, and described as follows:
>
> BEGINNING at a point on the easterly margin of Cowan Avenue, now called Eastboro Drive, at the common corner of Lots 2 and 3; thence with the line between said lots, Eastwardly 150 feet to a point; thence Southwardly parallel to Eastboro Drive, 50 feet to a point; thence Westwardly 150 feet to the easterly margin of Eastboro Drive; thence with the margin of the same Northwardly 50 feet to the beginning.
>
> Being the same property conveyed to Christina Miles by Special Warranty Deed from Banc One Financial Services, Inc., dated November 20, 1998 and of record in Book 11227, Page 121, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Christina H. Miles by Quitclaim Deed from Roy A. Miles, III, dated September 23, 2004, and of record in Instrument No. 20041006-0120398, in the Register's Office of Davidson County, Tennessee.
>
> This property is subject to the right-of-way of Eastboro Drive (formerly Cowan Avenue).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAI BALAJI, LLC, its successors and assigns, forever. And I do covenant with the said JAI BALAJI, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JAI BALAJI, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

The said CHRISTINA MILES WRIGHT, a married person, further warrants that the property being conveyed herein is investment property and is not, nor has it ever been the principal residence of her or her spouse.

WITNESS MY HAND, on this 20th day of December, 2013.

Christina Miles Wright
CHRISTINA MILES WRIGHT

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CHRISTINA MILES WRIGHT (being the same person formerly known as CHRISTINA H. MILES), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 20th day of December, 2013.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

My Commission Expires: JUNE 19, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 20th day of December, 2013.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

My Commission Expires: JUNE 19, 2017

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Map & Parcel
09113026800

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
JAI BALAJI, LLC
5600 OBrien Avenue
Nashville, TN 37209