BILL GARRETT, Davidson County
Trans:T20140035230 DEEDWARR
Recvd: 05/20/14 15:14 2 pgs
Fees:13.00 Taxes:370.00

20140520-0043487

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2014

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlie Three, LLC 4700 Michigan Avenue Nashville, TN 37209	New Owner	09107025600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prem S. Kahlon and wife, Darshan B. Kahlon,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charlie Three, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 in an unrecorded Subdivision of a tract of land, in the 12th, formerly 25th Ward of the City of Nashville, known as Lockhart Property, described according to a copy of a survey thereof, dated December 14, 1932, by S.R. Sanford, Jr., Civil Engineer, as follows:

Beginning at a point in the north margin of Michigan Avenue, 360 feet east of the easterly margin of 48th Avenue North, at the corner of Lots Nos. 21 and 22, thence with the line between said lots, northerly parallel to the easterly margin of 58th Avenue, North 155 feet to an iron pipe in the south margin of an alley; thence with the margin of the same, easterly 50 feet; thence southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Prem S. Kahlon and wife, Darshan B. Kahlon by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., recorded on November 7, 1994 in Book 9513, Page 637, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4700 Michigan Avenue, Nashville, TN, 37209.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of May, 2014.

Prem S. Kahlon

Darshan B. Kahlon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Prem S. Kahlon and Darshan B. Kahlon** the bargainor(s), 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 Franklin, Tennessee, this the 15th day of May, 2014.

Notary Public

My Commission expires: 3-8-14

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014053090