This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/23/14 11:55 2 pgs
Fees:13.00 Taxes:481.00
20140523-0044706

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of May, 2014, by and between Tae W Haw, by Misun Porter, Attorney In Fact and Jin K Haw, by Misun Porter, Attorney In Fact, a married couple, party of the first part, and Miten Patel, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Huntington Park Subdivision, Section I, of record in Plat Book 4175, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Tae W. Haw and Jin K. Haw by virtue of that certain Warranty Deed dated May 19, 2003, at Instrument No. 20030602-0074980 in the amount of 110,000.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tae W Haw by Misun Porter Attorney In Fact
Tae W Haw, by Misun Porter, Attorney In Fact

Jin K Haw by Misun Porter Attorney In Fact
Jin K Haw, by Misun Porter, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2014, before me personally appeared Misun Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Tae W Haw and Jin K Haw and acknowledged that she executed the same as the free act and deed of the said of Tae W Haw and Jin K Haw.

WITNESS my hand and official seal at office this 22nd day of May, 2014.

Memorie White
Notary Public

My Commission Expires: 7 3 17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Miten Patel
342 Homestead Rd
Nashville, TN 37207

Tax Parcel No 16106009600

Property Address: 701 Huntington Pkwy
Nashville, TN 37211

MAIL TAX
BILLS TO: Miten Patel
342 Homestead Rd
Nashville, TN 37207

Firm File #: 20140526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of May, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, S.J. Beaubouef, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2015