ADDRESS NEW OWNERS and
SEND TAX BILLS:

BHAVIA, INC.
5776 Lickton Pike
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
17 - 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **MAXIE B. GALBREATH and wife, MARTHA H. GALBREATH,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **BHAVIA, INC.,** hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made on or about July 17, 1961 by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a stake at an old fence post in the west margin of Union Hill Road, near the intersection of Lickton Pike, opposite a iron stake set in the center line of Union Hill Road at its intersection with Lickton Pike, opposite the Union Hill School Ball Court and an old concrete covered well on the West, being 28 feet north 67-1/2 deg. East of said well, being the southeast corner of the 8 acre tract conveyed to John C. Farmer and wife, Hattie P. Farmer, of record in Book 1584, page 219, Register's Office Davidson County, Tennessee; thence with the westerly margin of Union Hill Road N 4 deg. 00' E 270 feet to a steel pin, thence N 83 deg. 30' W 433 feet to a steel pin in the boundary line of John Allen property; thence S 4 deg. 15' W 270 feet to a steel pin at a 16 inch locust; thence S 83 deg 30" E 434.3 feet to point of beginning containing 2.68 acres, more or less.

BEING the same property conveyed to Maxie B. Galbreath and wife, Martha H. Galbreath, from Robert Roy Galbreath and wife, Mary Allen Galbreath, by deed recorded December 30, 1994 in Book 9560, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as 5776 Lickton Pike, Goodlettsville, Tennessee 37072.

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

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20140069029 DEEDWARR
Recvd: 09/16/14 10:07 2 pgs
Fees:13.00 Taxes:1757.50
20140916-0084662

Executed on this 11 day of September, 2014.

MAXIE B. GALBREATH

MARTHA H. GALBREATH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MAXIE B. GALBREATH and wife, MARTHA H. GALBREATH, the within named bargainors 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 at office this 11 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

M. A. Potter

AFFIANT

Subscribed to and sworn before me, this the 11 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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