THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26615-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Somer Mishu 3826 Bedford Avenue, #202 Nashville, Tennessee 37215	New Owner	148-00-0/046-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NASHVILLE REAL ESTATE LTD.**, a Texas limited partnership, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **SOMER MISHU**, (hereinafter referred to as the "**Grantee**"), his heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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, his heirs, successors, and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of December, 2014.

NASHVILLE REAL ESTATE LTD., a Texas limited partnership

By: Wesmarc Real Estate, LLC, a Texas limited liability company
Its: General Partner

By: _____
Name: Terry W. Davis
Its: Sole Member

BILL GARRETT, Davidson County
Trans:T20140095877 DEEDWARR
Recvd: 12/23/14 10:04 4 pgs
Fees:23.00 Taxes:1665.00
20141223-0117242

STATE OF TEXAS]
COUNTY OF Harris]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **TERRY W. DAVIS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of **WESMARC REAL ESTATE, LLC**, a Texas limited liability company (the "**LLC**"), and who further acknowledged the LLC to be the General Partner of **NASHVILLE REAL ESTATE, LTD.**, a Texas limited partnership (the "**Partnership**"), the within-named bargainor, and that he as such Sole Member of the LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Partnership the name of the LLC by himself as such Sole Member.

Witness my hand and official seal at office at _____, Texas, on this 19th day of December, 2014.

YUH SEN WANG
Notary Public, State of Texas
My Commission Expires
February 28, 2018

Notary Public
My Commission Expires: Feb 28, 2018

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2014.

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

BEING a part of Lot No. 2 of the original Charlton property subdivision lying and located in the Second Civil District, Davidson County, Tennessee.

BEGINNING at a point in the center line of Antioch Pike, being the northwest corner of property now owned by Raymond Huffman, et ux;

Thence, South 48° 25' West 326.4 feet along the northwesterly margin of said Huffman property to a point, being the southwesterly corner of said Raymond Huffman property;

Thence, North 40° 55' West 92.1 feet to the southeast corner of the Ward Middleton property;

Thence, northeasterly along said margin of Ward Middleton property to the center line of Antioch Pike;

Thence, southeasterly along said center line 87.9 feet to the Point of Beginning, being all of the property lying between the Raymond Huffman property and the Ward Middleton property and bounded on the northeast by the center line of Antioch Pike and on the southwest by a line connecting the rear lines of said Raymond and Ward Middleton properties.

BEING the same property conveyed to Nashville Real Estate, Ltd., a Texas limited partnership, by Warranty Deed dated December 30, 2002, from Crouch Brothers Partnership, a Tennessee general partnership, of record in Instrument No. 20021231-0162489, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Title to that portion of the premises embraced within the bounds of Antioch Pike.