WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1656

BILL GARRETT, Davidson County
Trans:T20150000386 DEEDWARR
Recvd: 01/02/15 15:57 2 pgs
Fees:13.00 Taxes:314.50
20150102-0000469

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $85,000.00

Subscribed and sworn to before me, this the 24 day of December, 2014.

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Mridul Bajpai 1309 Davidson Street Nashville, TN 37206	094-05-0-084.00	New Owner 9505 Elmbrook Blvd Brentwood, TN 37027

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **RICHARD M. HOSTO AND WIFE, WENDY M. HOSTO AND RWL PROPERTIES, LLC,** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **MRIDUL BAJPAI** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 40 on the revised Plan of Shelby Heights, Section 1, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Davidson Street and extends back 124.5 feet on the westerly line and 134.9 feet on the easterly line to a dead line, measuring 51 feet thereon.

Being a portion of the property conveyed to Richard M. Hosto and wife, Wendy M. Hosto, and RWL Properties, LLC by Warranty Deed from Gail Inman Gilliland, Trustee, under the E.F. Inman Revocable Trust, dated April 14, 2003, recorded April 22, 2003, of record in Instrument No. 20030422-0052600, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to property taxes for the year 2015 and subsequent years and any and all restrictions and easements of record.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, unless otherwise herein set out.

This is improved property located at: 1309 Davidson Street, Nashville, TN 37206.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24 day of December, 2014.

GRANTOR:

Richard M. Hosto

Wendy M. Hosto

STATE OF FLORIDA)

COUNTY OF Orange)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard M. Hosto and Wendy M. Hosto, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 22 day of December, 2014.

ELSA MARISOL CORNIER
MY COMMISSION #FF077811
EXPIRES December 18, 2017
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC
My Commission Expires: 12/18/17