BILL GARRETT, Davidson County
Trans: T20150025227 DEEDWARRSP
Recvd: 04/06/15 15:06 3 pgs
Fees: 18.00 Taxes: 2164.50
20150406-0029900

This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #27013-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Travis Alverson 1232 Sugar Flat Road Lebanon, Tennessee 37087	Same	148-00-0/046-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SOMER MISHU**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TRAVIS ALVERSON**, (hereinafter referred to as the "**Grantee**"), his heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Somer Mishu by Warranty Deed dated December 19, 2014 from Nashville Real Estate, Ltd., a Texas limited partnership, of record in Instrument No. 20141223-0117242, Register's Office for Davidson County, Tennessee.

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 Grantee that he 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 A; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 3rd day of April, 2015.

Somer Mishu

STATE OF HAWAII]
COUNTY OF Honolulu]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **SOMER MISHU**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

HEATHER DRASCHIL NOTARY PUBLIC STATE OF HAWAII 11-197

WITNESS my hand, at office this ~~3rd~~ HD 31st day of ~~April~~ March HD, 2015.

3-31-15
Doc Date: # Pages: 3
Heather Draschil First Circuit
Doc Description: Warranty Deed
Heather Draschil 3-31-15
Notary Signature Date

Heather Draschil
Notary Public Heather Draschil
My Commission Expires: June 26, 2015

NOTARY CERTIFICATION

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Dana M Meadows
Affiant

Subscribed and sworn to before me this
3rd day of April, 2015.

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

Notary Public
My Commission Expires

EXHIBIT A
PERMITTED ENCUMBANCES

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

(b) Title to that portion of the premises embraced within the bounds of Antioch Pike.