WARRANTY DEED

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-17-17 (AFFIX SEAL)

G-TN-15-406

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anand Patel and Deepa Patel	New Owner	
(NAME)	(NAME)	**10410012300**
406 Chesterfield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SKYLIGHT LAND, L.P., A MISSOURI LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANAND PATEL AND DEEPA PATEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 126 on the Map of R.W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, and described as follows:

Beginning at a point in the Northeasterly margin of Chesterfield Avenue, as the common corner of Lots 126 and 186 on said plan; thence with the line between said Lots, North 35 1/2 degrees East, 210 feet more or less to an alley; thence with said alley North 48 1/2 degrees West 71 feet 4 inches, more or less to the Southeast corner of the property conveyed to Hattie Blum by deed of record in Book 766, Page 387, Register's Office for said County; thence with Blum's line, Southwestwardly 210 feet more less to the Northeasterly margin of Chesterfield Avenue; thence with the margin of said Avenue, South 48 1/2 degrees East 89 feet more or less to the beginning.

Being the same property conveyed to Skylight Land L.P., a Missouri Limited Partnership by Warranty deed from Estate of Ovada Hold of record in Instrument No. 20130828-0090727 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 28, 2013.
Being the same property conveyed to Ovada Betterton Hill by Deed from James A. Cooper and wife, Helen S. Cooper of record in Book 2097, page 294, Register's Office for Davidson County, Tennessee, dated October 6, 1952. The said Ovada Betterton Hill is also known as Ovada Holt. Ovada Holt having since died on August 3, 2009 and her estate being administered as an Ancillary Probate under Davidson County Case No. 12P-1285.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **406 Chesterfield Avenue, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150034555 DEEDWARR
Recvd: 05/05/15 14:15 2 pgs
Fees:13.00 Taxes:2904.50
20150505-0040960

Witness my/our hand(s) this the 30th DAY OF APRIL, 2015.

Skylight Land, L.P.
By: Delouri Farms, Inc.
Its: General Partner
BY: Edwin D White III
Edwin D. White, III, President

STATE OF Missouri
COUNTY OF Cape Girardeau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin D. White, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the President of Delouri Farms, Inc, General Partner ofj Skylight Land, L.P, the within named bargainor, a Limited Partnership, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of April, 2015.

Notary Public

My Commission Expires:

CHERYL BRENNECKE
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cape Girardeau
Commission #14485747
My Commission Expires: September 16, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212