BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15064354** BILL GARRETT, Davidson County Trans:T20150056892 DEEDWARR Recvd: 07/14/15 10:19 2 pgs Fees:13.00 Taxes:573.50 20150714-0068406	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2015. Notary Public My Commission Expires: _____ JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Dhan Pradhan and Man Pradhan 4816 Cimarron Way Antioch TN 37013	Send Tax Bills To: SAME	Tax Information: Tax Parcel ID No. 148-15-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Wilkens and wife, Paula Wilkens, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dhan Pradhan and Man Pradhan, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section III, Apache Hills of record in Plat Book 4175, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Wilkens and wife, Paula Wilkens by Warranty deed from William West, unmarried, and Kathy Pennington, unmarried of record in Instrument No. 20001016-0102347 Register's Office for Davidson County, Tennessee, dated October 05, 2000 and recorded on October 16, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 9, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4225, Page 657; Book 4361, Page 162 and Book 4454, Page 301, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4816 Cimarron Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

binds itself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6th day of July, 2015.

Frank Wilkens

Paula Wilkens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Wilkens and Paula Wilkens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2015.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018