BILL GARRETT, Davidson County
Trans:T20150060837 DEEDWARR
Recvd: 07/24/15 13:36 5 pgs
Fees:28.00 Taxes:303.40
20150724-0072924

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #15037

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Tara Bhika	New Owner	70-7-60
9816 Deer Track Court		
Brentwood, TN 37027		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Allison Dawkins and Betty Dawkins, husband and wife (The "Grantors") has bargained and sold, and by these presents do transfer and convey unto Tara Bhika, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being part of the same property conveyed to Allison Dawkins and wife, Betty Dawkins by Warranty Deed from Thelma Hardy, an unmarried person of record in Instrument Number 20040311-0028065, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. 25 foot roadway Easement along west line as shown in Book 1728, page 342, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained of record in Book 1728, page 342, Register's Office for Davidson County, Tennessee.
4. Subject to an overhead powerline easement of record in Davidson County, Tennessee.

This is improved real property located on 0 Day Street, Antioch, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $82,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of July, 2015.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are 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 hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of July, 2015.

Allison Dawkins

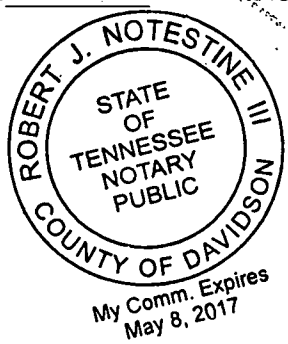
Betty Dawkins

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Allison Dawkins and wife, Betty Dawkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of July, 2015.

My Commission Expires:_____ Notary Public



THORNTON & ASSOCIATES, INC.

1205 S. GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
OFFICE (615) 865-1913
FAX (615) 865-0370

EXHIBIT A

PROPERTY DESCRIPTION
DAWKINS PROPERTY – 7.401 ACRES

Land lying on the north side of Day Street (unimproved), 369.38 feet east of Old Buena Vista Road in the First Civil District, Metropolitan Nashville Davidson County, Tennessee, being part of the land deeded to Allison & Betty Dawkins by deed recorded in Instrument No. 20040311-0028065, Register's Office for Davidson County (R.O.D.C.), Tennessee and more particularly described as follows:

BEGINNING at an iron pin (old) on the north right of way line of Day Street, 369.38 feet (measured along said north right of way line) east of the east right of way line of Old Buena Vista Road and marking the southeast corner of the land deeded to Thelma Hardy by deed recorded in Instrument No. 20010828-0093505, R.O.D.C., Tennessee;

1. Thence, with the east line of said Hardy, N08°42'57"W, a distance of 123.89 feet to an iron pin (old) at the northeast corner of Hardy;
2. Thence, with the north line of said Hardy, S78°55'17"W, a distance of 276.01 feet to an iron pin (old) at the southeast corner of the land deeded to Curtis L. Hayes, Jr. by deed recorded in Book 7876, page 159, R.O.D.C., Tennessee;
3. Thence, with the east line of said Hayes, N05°58'38"W, a distance of 205.00 feet to an iron pin (set) at the east corner of other land deeded to Curtis Hayes, Jr. by deed recorded in Book 10860, page 142, R.O.D.C., Tennessee;
4. Thence, with the east line of said other land of Hayes; of the land deeded to George E. Thomas by deed recorded in 6716, page 876, R.O.D.C., Tennessee; of the land deeded to Cloda M. Lee by deed recorded in Book 10251, page 91, R.O.D.C., Tennessee, N41°46'04"W, a distance of 435.11 feet to an iron pin (old) at the east corner of "Revision One, Phase Two, Nocturne Forest and Phase Three, Nocturne Forest" as recorded in Instrument No. 20030122-0008632, R.O.D.C., Tennessee;
5. Thence, with the east line of said Nocturne Forest, N45°01'42"W, a distance of 88.75 feet to an iron pin (set) on the south line of "Phase Two, Nocturne Forest" as recorded in Instrument No. 20000602-0055004, R.O.D.C., Tennessee;
6. Thence, with the south line of said "Phase Two, Nocturne Forest", S80°15'46"E, a distance of 903.42 feet to an iron pin (old) at the northwest corner of the land deeded to Earnest E. Cowan by deed recorded in Book 8280, page 922, R.O.D.C., Tennessee;

7. Thence, with the west line of said Cowan, S08°42'57"E, a distance of 473.93 feet to an iron pin (old) on the north right of way line of Day Street;
8. Thence, with said north right of way line, S82°30'00"W, a distance of 54.62 feet to a point;

Thence severing said Dawkins land with the following five calls (9 through 13):

9. N09°30'01"W, a distance of 90.41 feet to a point;
10. S81°0027"W, a distance of 58.62 feet to a point;
11. N15°46'48"W, a distance of 49.53 feet to a point;
12. S74°14'25"W, a distance of 76.11 feet to a point;
13. S15°46'48"E, a distance of 128.24 feet to a point on the north right of way line of Day Street;
14. Thence, with said north right of way line, S82°30'00"W, a distance of 120.83 feet to the POINT OF BEGINNING;

CONTAINING 322,373 square feet or 7.401 acres, more or less.

This description was prepared using the "Boundary Survey of the Allison & Betty Dawkins Property" by Thornton & Associates, Inc., revised to May 4, 2006 and certified by Jeffrey K. Kimbro, Tennessee RLS 1756.