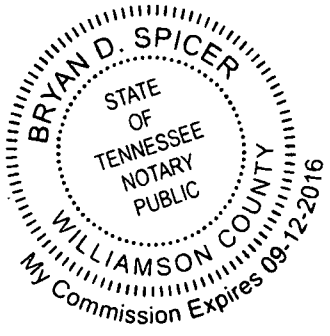
(1)

# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frank Maxwell III | Frank Maxwell III | 105-09-137.00 |
| (NAME) | (NAME) | |
| 1209 Hawkins Street | 1209 Hawkins Street | 10 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Bhag S. Kanwar and wife, Shashi Kanta Kanwar,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Maxwell III and Martha Frances Maxwell,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

**This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; As to Tract One, all matters appearing on the Map of record in Book 421, page 77; As to Tract Two, all matters appearing on the Plan of record in Book 4595, page 53; As to Tract One and Tract Two, restrictions of record in Book 4220, page 723 and Book 6236, page 26; As to Tract Two, Articles of Incorporation/ Charter of record in Book 7526, page 624; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☐ property, known as 1105 & 1114 Wade Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20150062904 DEEDWARR
Recvd: 07/31/15 08:34 3 pgs
Fees:18.00 Taxes:1480.00
20150731-0075469

Witness our hands this 29th day of July, 2015.

Bhag S. Kanwar

Shashi Kanta Kanwar

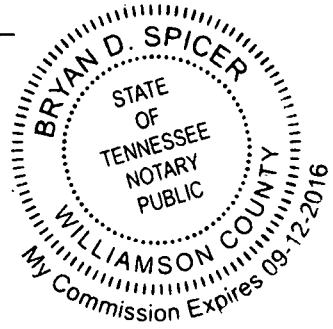
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bhag S. Kanwar and Shashi Kanta Kanwar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 21282



# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: 21282

Tract One:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 23 on the Map of the Bransford Realty Company's Subdivision of the north part of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for said County.

Said Lot 23 fronts 40 feet on the southerly side of Wade Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to B. R. Gross by Warranty Deed from Metropolitan Development and Housing Agency, dated August 31, 1983, of record in Book 6277, page 690, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Bhag S. Kanwar and wife, Shashi Kanta Kanwar, by Quitclaim Deed from B. R. Gross, joined by spouse, Eva Gross, dated November 19, 1984, of record in Book 6431, page 990, Register's Office for Davidson County, Tennessee

Tract Two:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 1, Section 60, Edgehill Estates, as of record in Book 4595, page 53, Register's Office for said County, described as follows:

Beginning at a concrete monument in the northerly margin of Wade Avenue at the southeast corner of the herein described tract and the southwest corner of Lot 33 on the map of Bransford Realty Company's re-subdivision of the north part of A. B. Hill's Subdivision, as of record in Book 421, page 77; thence with the northerly margin of said road, North 83° 15' West, 41.63 feet to a point in the beginning of a curve to the right having a radius of 15.00 feet, thence around said curve in a northwesterly direction 26.59 feet to a concrete monument in the easterly margin of Alley No. 649; thence with said Alley, North 18° 20' East, 113.00 feet to a point in the beginning of a curve to the right having a radius of 20.00 feet; thence around said curve in a northeast direction 27.37 feet to a point in the southerly margin of Alley No. 658-1/4 (as widened), thence South 83° 15' East, 23.27 feet to a point: thence leaving said alley and with the line between aforesaid Lot 33 and the herein described tract, South 10° 24' West, 145.00 feet to the point of beginning.

Being the same property conveyed to B. R. Gross by Warranty Deed from Metropolitan Development and Housing Agency, dated August 31, 1983, of record in Book 6277, page 676, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Bhag S. Kanwar and wife, Shashi Kanta Kanwar, by Quitclaim Deed from B. R. Gross, joined by spouse, Eva Gross, dated November 19, 1984, of record in Book 6432, page 6, Register's Office for Davidson County, Tennessee