WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099398 DEEDWARR
Recvd: 11/23/15 10:47 2 pgs
Fees:13.00 Taxes:1017.50
20151123-0118497

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $275,000.00.

Subscribed and sworn to before me, this the 20th day of November, 2015.

Notary Public
My Commission Expires:

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 6, 2016

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 511 Union Street, Suite 2300, Nashville, TN 37219

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Akshar Properties, Inc. P.O. Box 24 Crossville, Tennessee 38557	053 12 0 092.00	SPAB Management, LLC 315 Deaderick Street, Suite 1550 Nashville, Tennessee 37238

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LINDA P. SMITH, a widow ("Grantor"), has bargained and sold, and by these presents does transfer and convey to AKSHAR PROPERTIES, INC., a Tennessee corporation ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 12, 13, 14 and 15 of Block 5 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County.

Said Lots Nos. 12, 13, 14 and 15 front 25 feet each on the northerly side of Old Hickory Boulevard, formerly Concrete Drive, and extend back between parallel lines 120 feet to an alley.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM is that portion of property conveyed to State of Tennessee for the use and benefit of the Department of Transportation by deed from Jack Ham of record in Book 4999, Page 641, Register's Office for Davidson County, Tennessee:

This conveyance is subject to easement for sewers as to Lots. Nos. 13, 14 and 15 of Record in Book 888, Page 281. Register's Office for Davidson County, Tennessee, and easement for sewer as to Lot No. 12 of record in Book 876, Page 731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda P. Smith by Quitclaim Deed from Robert E. Smith, of record in Book 6205, Page 260, Register's Office for Davidson County, Tennessee.

This is improved property known as 2811 Old Hickory Boulevard, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto, belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 20th day of November, 2015.

GRANTOR:

LINDA P. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LINDA P. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 20th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: Dec 6, 2016

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 6, 2016