BOX 10-A

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2121

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Radnor Development, LLC 2513 White Avenue Nashville, TN 37204	New Owner	117-07-0-084.00

BILL GARRETT, Davidson County
Trans:T20150100695 DEEDWARR
Recvd: 11/25/15 16:09 2 pgs
Fees:13.00 Taxes:1887.00
20151125-0120010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $510,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Dileep Sachan,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Radnor Development, LLC, a Tennessee limited liability company,** 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:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 191 on the Map of the north part of Noel's Subdivision of Watkins' Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Said northerly one-half of Lot No. 191 fronts 100 feet on the westerly side of Benham Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Dileep Sachan by Warranty Deed from Win Myint and Prapasri Myint, husband and wife, dated September 30, 2013, recorded October 1, 2013, of record in Instrument No. 20131001-0102904, Register's Office for Davidson County, Tennessee, and further, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140612-0051309, said Register's Office.

This is improved property located at: **3415 Benham Avenue, Nashville, TN 37215**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) All matters shown on plan of record in Book 547, page 156, Register's Office for Davidson County, Tennessee, and (7) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **November, 2015.**

GRANTOR(S)

Dileep Sachan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dileep Sachan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **16th** day of **November, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017