WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-DI-15-02827

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dileep Sachan	**Same as New Owner**	
(NAME)	(NAME)	
2827 Hillside Drive	PO BOX 128402	**104-10-216.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DREAMINC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DILEEP SACHAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot No. 20 of Block No. 7 on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for said County, described as follows: Beginning on the Southeasterly margin or Hillside Drive at the corner of Lots Nos. 20 and 21; thence with the line between said two lots Southeastwardly 150.8 feet to an iron pipe at the corner of Lots Nos. 17 and 18, being the Northeast corner of the portion of Lot No. 20 conveyed to John H. Lechleiter by deed from E. L. Hampton and wife, of record in Book 1229, Page 78, said Register's Office; thence with the Northerly line of said Lechleiter property South 76° 1/2 20' West 105 feet, more or less, to the line between Lots Nos. 19 and 20 at a point 37 feet Northwest from the common corner of Lots Nos. 18, 19 and 20; thence with the line between said Lots Nos. 19 and 20 Northwestwardly 84.5 feet, more or less; to the Southeasterly margin of Hillside Drive; thence with said Drive Northeastwardly 80 feet to the beginning.

Being the same property conveyed by Warranty Deed from Patricia M. Ritter, unmarried to Dreaminc., a Tennessee Corporation, as recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035410 and Warranty Deed from L. E. Black and wife, Rosa N. Black to William K. Ritter and wife, Patricia M. Ritter, as recorded on the 10th day of July, 1956 in Deed Book 2545, Page 467, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 and 138, said Register's Office.
- Easement for Sanitary Sewer, recorded in Book 1943, Pages 452 and 453, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2827 Hillside Drive, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160006719 DEEDWARR
Recvd: 01/26/16 11:07 2 pgs
Fees:13.00 Taxes:1332.00
20160126-0007391

Witness my/our hand(s) this the 22nd DAY OF JANUARY, 2016.

DREAMINC.

BY: _____
Joseph Kovalick
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH KOVALICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 22nd of January, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212