(2)

| WARRANTY DEED | State of Tennessee<br>County of Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $663,500.00. Lynn J Balcak<br>Affiant<br>Subscribed and sworn to before me, this the 29th day of January, 2016. Georgette R Kennedy<br>Notary Public<br>My commission expires: 03-07-17<br>(AFFIX SEAL) |
|---|---|

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Sean R. Dwyer**<br>**Lynn Y. Hsu** | NEW OWNER | Map 083-13-0 Parcel 326-00 |
| **1410 Lillian Street** | | |
| **Nashville, TN 37206** | | |

FOR AND IN 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,

**Westward Properties, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lynn Y. Hsu and Sean R. Dwyer, wife and husband**

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 Davidson County, Tennessee, being Lot No. 152, Block "P" on the Plan of Lindsley Home Place, of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Westward Properties, LLC, a Tennessee limited liability company, by Deed dated October 21, 2014 from Joshua L. Hunter, unmarried, of record in Instrument No. 20141027-0098665, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2, Page 92, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Agreement for Dedication of Easement for sanitary sewers and/or storm water mains, pumps and appurtenances of record in Instrument No. 20150331-0027509, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (__x__) Unimproved (____) property, known as 1410 Lillian Street, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20160008581 DEEDWARR
Recvd: 02/01/16 15:07 2 pgs
Fees:13.00 Taxes:2454.95
20160201-0009700

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.

Witness its hand by its duly authorized officer this **29th** day of **January, 2016.**

**Westward Properties, LLC, a Tennessee limited liability company**

By: _____, PRESIDENT
**Benjamin M. West**

By: _____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Benjamin M. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Westward Properties, LLC, a Tennessee limited liability company, within named bargainor, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **January, 2016.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
**Notary Public**

**My Commission Expires:** 2/13/17