BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012038 DEEDWARR
Recvd: 02/12/16 10:55 2 pgs
Fees:13.00 Taxes:1998.00
20160212-0013761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Viraj Parikh and Aparna Frenchman	New Owner	
(NAME)	(NAME)	
1109 B Lipscomb Drive		13108008100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **GLENDA W. CLEVENGER, TRUSTEE OF THE GLENDA W. CLEVENGER LIVING TRUST AND GLENDA W. CLEVENGER, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRAJ PARIKH AND APARNA FRENCHMAN, HUSBAND AND WIFE,** 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:

Being Lot No. 2 on the Plan of Lea-Gran Estates, as of record in Book 2083, Page 88, Register's Office for said County.

Beginning on the northerly margin of Lipscomb Drive at the corner of Lot Nos. 1 and 2; thence with the line between said two lots, northerly 148.7 feet; thence south 85 degrees 20 feet east 35 feet to a concrete monument; thence north 12 degrees 24 feet east 128.6 feet to a concrete monument; thence south 87 degrees 23 feet east 148.6 feet to the corner of Lot Nos. 2 and 4; thence with the line between said two lots southwardly 97.4 feet to the common corner of Lot Nos. 2, 3, and 4; thence with the line between said Lot Nos. 2 and 3, southwestwardly 237.3 feet to the northerly margin of said Lipscomb Drive; thence with the same westwardly 135 feet to the beginning; subject to restrictions filed for record in Book 2277, Page 107, said Register's Office; and except recorded plan shows owner's certificate, a 75 foot setback line from Lipscomb Drive, and a 10 foot easement for public utilities along the northerly part of both side lines and across the rear line of said lot and the following No. lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Being the same property conveyed by Quitclaim Deed to Trustee from Ernest A. Clevenger, Jr. and Glenda W. Clevenger, individually and as husband and wife, and Ernest A. Clevenger, Jr. and Glenda W. Clevenger, Trustee of the Glenda W. Clevenger Revocable Trust, as tenants in common to Glenda W. Clevenger, Trustee of the Glenda W. Clevenger Living Trust including the life estate reserved during the life of Ernest A. Clevenger, Jr., as recorded on the 1st day of November, 2007 in Instrument No. 20071101-0129094, said Register's Office. Ernest A. Clevenger has since died on April 22, 2014.

Glenda W. Clevenger joins in to convey any interest she may have.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 2083, Page 88, said Register's Office.

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

This is unimproved _ / improved x property, known as 1136 Lipscomb Drive, Nashville, TN 37204
(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.

Witness my hand this 10 day of February, 2016

THE GLENDA W. CLEVENGER LIVING TRUST

BY Glenda W. Clevenger

GLENDA W. CLEVENGER, TRUSTEE

Glenda W. Clevenger

GLENDA W. CLEVENGER, INDIVIDUALLY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenda W. Clevenger, , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of February, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Glenda W. Clevenger with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Glenda W. Clevenger Living Trust Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 10 day of February, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

My Commission Expires: