THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **267,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2016. Notary Public MY COMMISSION EXPIRES: 1-11-17 (AFFIX SEAL)

STEPHANIE MCCARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Illuminate Properties, Inc.	New Owner	
5428 Middlebury Drive		115-02-0-125-00
Murfreesboro, TN 37128-2703		
(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, **Mukul R. Banerjee and Gita Banerjee, Trustees of the Banerjee Family Revocable Living Trust Agreement dated April 2, 2003,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Illuminate Properties, Inc., a Tennessee corporation,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 2 on the Plan of 2nd Addition to West Meade Hills of record in Plat Book 4460, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mukul R. Banerjee and wife, Gita Banerjee, Trustees of the Banerjee Family Revocable Living Trust Agreement dated April 2, 2003 by quitclaim deed from Mukul R. Banerjee and wife, Gita Banerjee of record in Instrument No. 20030421-0052366 Register's Office for Davidson County, Tennessee, dated 04/02/2003 and recorded on 04/21/2003.

THIS CONVEYANCE IS SUBJECT TO: (1) 'Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 999 Windrowe Drive, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 02/23/16 15:59 3 pgs
Fees:18.00 Taxes:989.75
20160223-0017311

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 our hands this the 22nd day of February, 2016.

Mukul R. Banerjee, Trustee

Gita Banerjee, Trustee

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 **Mukul R. Banerjee and Gita Banerjee, Trustees of the Banerjee Family Revocable Living Trust Agreement dated April 2, 2003,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument in their capacity for the purposes therein contained.

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

My Commission expires:

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

