This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $749,900.00.

Affiant

Subscribed and sworn before me this the 17 day of March, 2016

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address of New Owner:
Aashim Bhatia
Marissa Bhatia
2217B 11th Ave S
Nashville, TN 37204

Send Tax Bill to:
New Owner

Tax Information:
105-13-3D-002.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD GAIL JOHNSON, JR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AASHIM BHATIA and MARISSA BHATIA, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2217 11th Avenue South Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150225-0016281, 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 a portion of the same property conveyed to Harold Gail Johnson, Jr. by Warranty deed from Jesse Britton and wife, Mattie Deloris Britton of record in Instrument No. 20150108-0002181 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 08, 2015. (Value of consideration shown in aforementioned deed $334,000.00.)

Being also known as 2217B 11th Avenue Nashville, TN 37204.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2217B 11th Ave S, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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:T20160022106 DEEDWARR
Recvd: 03/18/16 08:29 3 pgs
Fees:18.00 Taxes:2774.63
20160318-0025589

Witness my hand this the _____ day of _____, 20____.

Harold Gail Johnson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Gail Johnson, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this day of, . 3-14-2016

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY