BILL GARRETT, Davidson County
Trans:T20160038532 DEEDWARR
Recvd: 05/09/16 14:42 2 pgs
Fees:13.00 Taxes:1110.00

20160509-0045917

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Treehouse Investments, LLC 266, 268, 270 McGavock Pike Nashville, TN 37214	New Owner	095 07 0 12300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mishra Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Treehouse Investments, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Kay & Woodson Property of record in Plat Book 4715, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60.0 feet on the westerly margin of McGavock Pike and runs back between lines measuring 290.0 feet thereon, to a line in the rear measuring 60.0 feet thereon.

Said Lot No. 2 fronts 60.0 feet on the westerly margin of McGavock Pike and runs back between lines measuring 290.0 feet thereon, to a line in the rear measuring 60.0 feet thereon.

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Kay & Woodson Property of record in Plat Book 4715, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 begins at an iron pin in the westerly margin of McGavock Pike south of Lebanon Road; and thence North 87 deg. 00' West, 290.00 feet, to an iron pin; thence South 05 deg. 48' West, 120.00 feet to an iron pin; thence North 87 deg. 00' West, 560.00 feet, to an iron pin; thence North 48 deg. 00' East, 282.8 feet to a concrete monument; thence South 87 deg. 00' East, 660.00 feet to a concrete monument in the westerly margin of McGavock Pike; thence southerly with said margin 80.2 feet to the beginning and containing 2.64 acres, more or less.

Being a portion of the same property conveyed to Mishra Investments, LLC, a Tennessee limited liability company by quitclaim deed from Radhakanta Mishra and wife, Gita Mishra (Radhakanta Mishra being one and the same person as R. K. Mishra, individually and d/b/a $ & V Enterprises of record in Book 10502, page 155 Register's Office for Davidson County, Tennessee, dated 06/19/1997 and recorded on 06/23/1997.

This property is improved property known as **266, 268 & 270 McGavock Pike, Nashville, TN,**

37214.
This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 4175, Page 138, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 29th day of April, 2016.

Mishra Investments, LLC, a
Tennessee limited liability company

By: Radhakanth Mishra

Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Radhakanth Mishra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Mishra Investments, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as president (or other authorized officer).

Witness my hand and official seal at this the 29th day of April, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024250

