Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0443-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of July, 2016

Notary Public
My Commission Expires: 11/13/17

BILL GARRETT, Davidson County
Trans:T20160063047 DEEDWARR
Recvd: 07/22/16 09:01 2 pgs
Fees:13.00 Taxes:1572.50
20160722-0075478

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Key City Properties, LLC<br>1510 Demonbreun St #901<br>Nashville, TN 37203 | New Owner | Map/parcel: 105-01-0-542.00 |

**WARRANTY DEED**

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, I/WE

M D Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Key City Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being Lot No. 39 as shown on the map entitled Southside Park Estates, Section I, of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to M D Properties, LLC, a Tennessee LLC, by Warranty Deed from Michael D. Bell, an unmarried man, dated 1/28/16 and recorded 2/4/16 in Instrument Number 20160204-0010940; and the same property previously conveyed to Michael D. Bell by Quitclaim Deed from Gloridean Bell, dated 5/20/15 and recorded 5/27/15 in Instrument Number 20150527-0048668; and previously conveyed to Gloridean Bell by Quitclaim Deed from William G. Bell (pursuant to Marital Dissolution Agreement), said Quitclaim Deed being dated December, 1990 (no date inserted) and recorded 12/21/90 in Book 8252, Page 549; and previously conveyed to William G. Bell and wife, Gloridean Bell by Warranty Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, dated 10/11/72 and recorded 10/16/72 in Book 4646, Page 642, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1002 Southside Avenue Nashville, TN, 37203

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of July, 2016

M D Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Mridul Bajpai, Member

BY: _____
Smita Bajpai, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Mridul Bajpai and Smita Bajpai** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves to be the Members of M D Properties, LLC and that they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 20th day of July, 2016

_____
Notary Public

My Commission Expires: 9.20.18

ANNEMARIE CAIN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY