This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/12/16 14:00 2 pgs
Fees:13.00 Taxes:1073.00
20160812-0084307

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of August, 2016, by and between Robert Hudson, married, party of the first part, and Burkett Homes, Inc., A Tennessee For Profit Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

PARCEL I: 2112 14th Ave. N, Nashville, TN 37208 - M&P 08103020000

Land in Davidson County, Tennessee, being Lot Number 7 on the Map of the Subdivision of Lots 21 and 30 of Owens Buena Vista Plan of record in Plat Book 57, Pages 26 and 27, said Register's Office, to which reference is hereby made for a more complete description.

Being conveyed to grantor by deed at Instrument No. 20160812-0084195.

Being the same property conveyed to Li Fruitwala and Debora Townsend by virtue of that certain Warranty Deed dated August 10, 2015, at Instrument No. 20150819-0083505 in the Register's Office of Davidson County, Tennessee.

Parcel II: 2114 14th Ave N, Nashville, TN 37208 - M&P 08103019900

Being Lot No. 8 in the Subdivision of Lots 21 and 30 on the Plan of Owens Buena Vista Lots, of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete description.

Being conveyed to grantor by deed at Instrument No. 20160812-0084195.

Being the property conveyed to Liyakat Fruitwala and Debora L. Townsend by virtue of that certain Warranty Deed dated March 20, 2015, at Instrument No. 20150326-0025950 in the Register's Office of 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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 26 & 27 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert Hudson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2016.

Notary Public

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7-3-17

Property Owner & Address: Burkett Homes, Inc.

200 Cherokee Rd, Henderonville, TN 37075-3704

Tax Parcel No 08103020000

Property Address: 2112 14th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: Burkett Homes, Inc.
200 Cherokee Rd
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $290,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019