KAREN M. KELSON
EXECUTRIX OF THE ESTATE OF
RUSSELL OLIVER CASHION, JR.
DECEASED

TO: ***WARRANTY DEED***

CHIKE NZERUE M.D. ET AL

BILL GARRETT, Davidson County
Trans:T20160081509 DEEDWARR
Recvd: 09/16/16 14:48 3 pgs
Fees:18.00 Taxes:455.84
20160916-0097746

THIS DEED OF REALTY, executed as of the 12th day of September, 2016, by Grantor, KAREN M. KELSON, EXECUTRIX OF THE ESTATE OF RUSSELL OLIVER CASHION, JR, DECEASED, to Grantees, CHIKE NZERUE M.D. and JOHN BEN IWU,

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, and to their heirs and/or assigns forever, in fee simple, certain realty situated in the 2nd Civil District of Davidson County Tennessee, and bounded and described as follows:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey dated March 24, 1961, made by Geo. W. Watkins, Surveyor, as follows:

Beginning at an iron pin located in the east side of New Old Hickory Blvd., or Bell Lane; thence North along a curve 40.7 feet to a point; thence North 4 degrees 15' E, 364.5 feet to a point; thence S 85 degrees 45' E, 25 feet to a point; thence N 4 degrees 15' E, 364 feet to an iron pin; thence S 86 degrees 45' E, 242 feet to an iron pin; thence S 3 degrees 15' West, 771 feet to an iron pin; thence N 87 degrees 15' W, 292.3 feet to the point of beginning, containing 4.75 acres, more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED FOR A PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE FACILITY. OF RECORD IN BOOK 10060, PAGE 787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, as follows:

Beginning at a point on the southeast existing margin of State Project No. 19057-2212-14, said point located 81.25 feet right of the center line survey station 42+30.49; thence with said existing margin North 10 degrees 59 minutes 07 seconds East 22.74 feet to a point, said point being 81.89 feet right of center line survey station 42+53.22; thence South 50 degrees 36 minutes 59 seconds East 38.24 feet to a point located 115 feet right of centerline survey station 42+34.10; thence South 39 degrees 23 minutes 01 seconds West 20.0 feet to a point located 105 feet right of centerline survey station 42+16.78; thence with the proposed margin of the herein described permanent drainage easement North 50 degrees 36 minutes 59 seconds West 27.42 feet to the point of beginning, containing 657 square feet.

Being the same property conveyed to Russell Oliver Cashion, Jr. and wife, Clara Cashion, by Installment Deed from Mary Jane B. Cashion and husband, Russell Oliver Cashion, Sr. dated July 7, 1961, and filed for record in Book 3255, Page 416, Register's Office for Davidson County, Tennessee. BEING further conveyed to Russell Oliver Cashion, Jr., by Quitclaim Deed pursuant to Court-ordered property division, by Sandra Jones, Trustee, joined by Clara Cashion, dated November 7, 1984 and recorded in Book 6474, Page 951, aforementioned Register's Office. Russell Oliver Cashion died April 24, 2012. Reference is made to Petition to Probate the Last Will and Testament of Russell O. Cashion, Jr., filed

April 26, 2012, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 12P-672; and to Order of Substitution of Personal Representative/Executrix filed June 3, 2016, appointing Karen M. Kelson, Executrix of the Estate of Russell O. Cashion, Jr., with authorization or permission of the Court to auction remaining property of the Estate of Russell O. Cashion, Jr., deceased.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) 2016 taxes which have been prorated and are assumed by Grantees, (2) will forever warrant and defend the title unto Grantees and to their heirs and/or assigns against all lawful claims; subject, however, to all legally enforceable restrictions and easements of record and in existence, in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

GRANTEES join in the execution of this deed for the purpose of acknowledging that Grantor is conveying the property "AS IS AND WITH ALL FAULTS AND THAT THE GRANTOR IS MAKING NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPOVEMENTS THEREON".

IN WITNESS WHEREOF, Grantor and Grantees have executed this deed as of the date written first herein.

Karen M Kelson
Executrix Estate of Russell Oliver Cashion, Jr.
KAREN M. KELSON Grantor
Executrix of the Estate of Russell Oliver Cashion, Jr., Deceased

CHIKE NZERUE M.D. Grantee

JOHN BEN IWU Grantee

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen M. Kelson, Executrix of the Estate of Russell Oliver Cashion, Jr., Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 12th day of September, 2016.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 9/24/2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chike Nzerue M.D. and John Ben Iwu, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 12th day of September, 2016.



Notary Public
My Commission Expires: 9/24/2017

Property Owners Name and Address:

CHIKE NZERUE M.D.
JOHN BEN IWU
2044 Traemoor Village Drive
Nashville, TN 37209

Person Responsible for Payment of Taxes:

SAME / OWNER

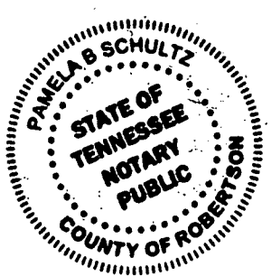
PROPERTY ADDRESS: 720 BELL ROAD, ANTIOCH, TN 37013
Map –Par. 163-00-0-127.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $123,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 12th day of September, 2016.

Notary Public
My Commission Expires: May 5, 2019



This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172