WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114727 DEEDWARR
Recvd: 12/29/16 14:13 3 pgs
Fees:18.00 Taxes:259.00
20161229-0137015

THIS INSTRUMENT WAS PREPARED BY
The Waddell Law Firm
9056 Stone Walk Place
Germantown, TN 38138

THIS INDENTURE, made and entered into as of the 21st day of December, 2016 by and between

Samuel Ryan Swah ,
hereinafter referred to as Grantor,

and

McLynn Kumar ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land situated in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, fronting on the southwesterly margin of Whites Creek Pike, and being the north 10.611+/- acres of the 25 acres Dower Tract shown on the Map of the Homestead and Dower assigned to Mrs. Laura Field, dated January 13, 1933, and of record in Plan Book 3, Page 18, Chancery Court Clerk's Office for Davidson County, Tennessee, and being further described according to a survey, dated February 26, 1998, by Wm. Robert Seigenthaler, Tenn. Registered Land Surveyor No. 177, as follows: Beginning at an iron pin in the southwesterly margin of Whites Creek Pike, said iron pin being 30' from and at a right angle to the centerline of Whites Creek Pike, and said iron pin also being at the north corner of the above mentioned 25 acre Dower Tract, and further, said point of beginning being the southeasterly corner of a 1.94+/- acre tract conveyed to Donald E. Binkley and wife, Betty Sue Binkley, of record in Book 3644, Page 43, Register's Office for Davidson County, Tennessee; thence with said southwesterly margin of Whites Creek Pike South 52 degrees 08 minutes 47 seconds East 330.92' to an iron pin; thence South 35 degrees 44 minutes 16 seconds West 688.10' to an iron pin; thence South 44 degrees 29 minutes 00 seconds West 213.98' to an iron pin; thence South 18 degrees 40 minutes 32 seconds West 192.08' to an iron pin at two 16" persimmons trees; thence North 62 degrees 37 minutes 08 seconds West 165.48' to an iron pin at an 18" walnut tree; thence North 18 degrees 22 minutes 02 seconds West 519.46' to an iron pin in a wire fence line; thence North 51 degrees 30 minutes 00 seconds East 846.76 feet to the point of beginning and containing 10.611 acres, more or less.

Being the same property conveyed to Martha R. Swah and Nancy R. Burton, as tenants in common, subject however to the estate for life hereby expressly reserved to Elizabeth F. Reding by Quit Claim Deed from Elizabeth F. Reding of record in Book 8351, Page 84, dated

16-00436

05/10/1991, recorded 05/14/1991, and further conveyed to Martha R. Swah by Quit Claim Deed from Nancy R. Burton of record at Instrument No. 200004250040962, dated 04/12/2000 and recorded 04/25/2000, in the Register's Office of Davidson, Tennessee. Martha R. Swah died on March 4, 2008 in Davidson County, TN and her will was admitted to Probate Court of Davidson County, TN at Number 08P-650 granting the property conveyed herein to * Seller warrants that Elizabeth F. Reding is deceased, having died on or about December 31, 1996.

*Samuel Ryan Swah, **County

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

2017 Davidson County Taxes, not yet due and payable

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Samuel Ryan Swah

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Samuel Ryan Swah , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2016.

Notary Public

J. SETH WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-26-2020

Commission Expiration: _____

NAME AND ADDRESS OF PROPERTY OWNER:
McLynn Kumar ; 100 Quail Run, Madison, CT 06443

STATE OF TENNESSEE
COUNTY OF SHELBY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this ~~21st~~ 27th day of December, 2016.

Notary Public

MELODY D. ASPLUND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires 9-3-2018

Commission Expiration:_____

RETURN TO:

Covenant Escrow Services
9056 Stone Walk Place
Germantown, TN 38138

SEND TAX BILLS TO:
McLynn Kumar
100 Quail Run
Madison, CT 06443

PROPERTY ADDRESS:
0 Whites Creek Pike, Whites Creek, Tennessee 37189

Parcel I.D.#: 030 00 0 251.00

File No. 16-00436; Covenant Escrow Services Title Co. T.G. No.