THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00. Affiant
Karen Y Johnson Davidson County Batch# 135914 DEEDWARR 09/04/2018 10:38:33 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20180904-0087114	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE31st DAY OF August, 2018. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bharat Chellaram Mirchandani and Louise Jia Chyi Yuan	Bharat Chellaram Mirchandani and Louise Jia Chyi Yuan	MAP 043-06-0-
27 Balmoral Park, #13-27 Singapore 259855	27 Balmoral Park, #13-27 Singapore 259855	PARCEL 345 & 344
Singapore	Singapore	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Nix and Roosevelt, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bharat Chellaram Mirchandani and Louise Jia Chyi Yuan, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel A:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resub of Lots 9 and 23 on the Unrecorded Plan of Anderson Estates of record in Plat Book 5190, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel B:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resub of Lots 9 and 23 on the Unrecorded Plan of Anderson Estates of record in Plat Book 5190, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nix and Roosevelt, LLC by Quitclaim Deed from Barry Peterson, of record in Instrument No. 20161219-0133079, Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 19, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **300 Nix Drive (A, B, C & D); Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 31st day of August, 2018.

Nix and Roosevelt, LLC

BY: _____ authorized agent
James Waechter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared James Waechter with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **Nix and Roosevelt, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31st day of August, 2018.

My Commission expires 1-8-19

Tracey Perry
Notary Public

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019