WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Atul N. Gordhan	Atul N. Gordhan c/o Donelson Suites	Map 95-15
(NAME) 2506 Elm Hill Pike	(NAME) 6028 Port Anadarko Trail	Parcel 10.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hermitage, TN 37076	
(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, Nannie Owens Burt and Rosie Lee Owens Brooks and Dorothy Owens Rhyne, heirs of Willie Lee Owens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Atul N. Gordhan and Gunvant R. Patel and Chandubhai M. Patel, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as 2506 Elm Hill Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 18th day of August, 2000.

Dorothy Owens Rhyne by Rosie Owens Brooks attorney in fact
Dorothy Owens Rhyne

Nannie Owens Burt by Rosie Lee Owens Brooks attorney in fact
Nannie Owens Burt

Rosie Lee Owens Brooks
Rosie Lee Owens Brooks

Instr:200008230083255 Page: 1 OF 3
REC'D FOR REC 08/23/2000 8:32:18AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $666.00

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Rosie Lee Owens Brooks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of August, 2000.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this 18th day of August, 2000, before me personally appeared Rosie Lee Owens Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nannie Owens Burt and Dorothy Owens Rhyne, and acknowledged that she executed the same as the free act and deed of Nannie Owens Burt and Dorothy Owens Rhyne.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of August, 2000.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

EXHIBIT A

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey thereof made October 23, 1942 by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the center of the Elm Hill Pike opposite a fence post at the southwest corner of the Charlton Lands, being the southeast corner of the land in question; thence with the center of said pike North 82° 30' West 100 feet to a point; continuing with the center of said pike South 88° West 161 feet to a point in the center line of the same at the southeast corner of the property conveyed to the Louisa Merritt by deed from Hunter H. Perry of record in Book 346, Page 89, Register's Office for said county and being at a point opposite the center line of Merritt Lane; thence with the center line of Merritt Lane, and along he easterly line of the Merritt land, North 7° 30' East 253 feet to a stake; thence south 89° East 260 feet to a stake in the west line of the Charlton Land; thence with the line of the same South 7° 30' West 256 feet to the point of beginning, containing 1 ½ acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the North margin of Elm Hill Pike, at a point in the southwest corner of the Charlton Lands, being the Southeast corner of the land in question; thence with the North margin of Elm Hill Pike along a curve southwesterly 262 feet to a point on the North margin of Elm Hill Pike at the Southeast corner of the property conveyed to Louisa Merritt, by deed from Hunter H. Perry, as of record in Book 346, Page 19, Register's Office and being a point on the centerline of Merritt Lane; thence with the centerline of Merritt Lane and along the Easterly line of the Merritt Land, North 18° 38' East 92 feet to a point in the new relocated North margin of Elm Hill Pike; thence South 66° 59' 25" East 260.5 feet along the new relocated North margin of Elm Hill Pike in the west line of the Charlton Land; thence with the line of the same South 18° 38' West 10 feet to the point of beginning and containing 12,590 square feet, more or less.

For source of title reference is hereby made to Installment Deed in Deed Book 1295, Page 95, Warranty Deed in Deed Book 3889, Page 479 and by Will in Deed Book 8851, Page 98, Register's Office of Davidson County, Tennessee.

Subject to a drainage easement as shown of record in Book 3889, Page 479, Register's Office of Davidson County, Tennessee.