WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/08 15:18 3 pgs
Fees:18.00 Taxes:5550.00

20080407-0035215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

THIS INSTRUMENT WAS PREPARED BY
Bryan D. Spicer, Attorney at Law, Spicer Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vasudev Investment LLC	Same As New Owner	106.00-26.01
(NAME)	(NAME)	
823 Murfreesboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, **Invesco Group, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vasudev Investment LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A" for Legal Description

This conveyance is subject to the following: Davidson Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3883, Page 643 re-recorded in Book 3907, Page 339; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3883, Page 649 re-recorded in Book 3907, Page 345; Easement to State of Tennessee, recorded in Book 3671, Page 21; Easement recorded in Book 3802, Page 413; Deed of Trust executed by Invesco Group, LLC, a Tennessee Limited Liability Company in favor of Ernest B. Williams IV, as trustee, to secure The Bank of Nashville, a Tennessee Banking corporation, recorded August 22, 2005 in Instrument 20050822-0100038; Absolute Assignment of Rents and Leases in favor of The Bank of Nashville, a Tennessee Banking Corporation, recorded in Instrument 20050822-0100043; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 823 Murfreesboro Rd., Nashville, TN 37210

(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 hand this 2nd day of April, 2008.

Invesco Group, LLC

By: _____
Raed Elkhatib, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county and state, personally appeared Raed Elkhatib with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Invesco Group, LLC, a limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said Raed Elkhatib as such Member.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of April, 2008.

_____
Notary Public

My Commission Expires: October 25, 2008

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
October 25, 2008

EXHIBIT A

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, SIXTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED WEST OF MURFREESBORO ROAD, SOUTH OF INTERSTATE HIGHWAY 24 AND NORTH OF PLUS PARK BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A P.K. NAIL (OLD) IN THE WESTERLY RIGHT-OF-WAY OF MURFREESBORO ROAD (112' RIGHT-OF-WAY), SAID P.K. BEING THE SOUTHEASTERLY CORNER OF PROPERTY OF NARANJI V. PATEL AND SHANTABEN N. PATEL OF RECORD IN DEED BOOK 8098, PAGE 832, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, SAID P.K. ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCELS;
THENCE, ALONG THE SOUTHERLY LINE OF MURFREESBORO ROAD, S 52 DEG. 07'54" E, 126.59 FEET TO A POINT IN THE NORTHEASTERLY CORNER OF HATEM IBRAHIM PROPERTY OF RECORD IN INSTRUMENT NO. 20010226-0017724, R.O.D.C.;
THENCE, LEAVING SAID RIGHT-OF-WAY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID IBRAHIM PROPERTY THE FOLLOWING CALLS:
S 37 DEG. 52' 06" W, 151.38 FEET TO AN IRON PIN (NEW),
S 52 DEG. 07' 54" E, 133.87 FEET TO AN IRON PIN (NEW) IN THE NORTHERLY LINE OF THE PLUS PARK, SECTION ELEVEN OF RECORD IN PLAT BOOK 4595, PAGE 22, R.O.D.C.,
THENCE ALONG SAID NORTHERLY LINE AND ALONG THE PLUS PARK, SECTION THIRTEEN, OF RECORD IN PLAT BOOK 4300, PAGE 191, R.O.D.C. THE FOLLOWING CALLS:
S 44 DEG. 39' 00" W. 507.04 FEET TO A P.K. NAIL (OLD) IN THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL,
N 45 DEG. 16' 00" W, 343.50 FEET TO A POINT IN THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL,
THENCE, N 50 DEG. 45' 26" E, 629.68 FEET TO THE POINT OF BEGINNING, A SHOWN BY SURVEY MADE BY BARGE, WAGGONER, SUMNER & CANNON, INC., RONALD W. FERGUSON, TENNESSEE RLS #1972, DATED JULY 18, 2005, BEARING SURVEY NUMBER 32301-00.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM OLH, G.P. (FORMERLY KNOWN AS OLH, L.P.), A TENNESSEE GENERAL PARTNERSHIP TO INVESCO GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 19TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050819-0099194 AND SPECIAL WARRANTY DEED FROM OLH, G.P. (FORMERLY KNOWN AS OLH, L.P.), A TENNESSEE GENERAL PARTNERSHIP TO INVESCO GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 19TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050819-0099193, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.