WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/08 10:48 2 pgs
Fees:13.00 Taxes:7400.00
20080708-0070101

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jai Ganesha LLC	Jai Ganesha LLC	08600021500
(NAME)	(NAME)	
2168 Strombury Drive	3887 Central Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Vinod T. Zaver, Manglaben V. Zaver, Kishor T. Patel, Sheelaben K. Patel and Ramanbhai Patel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jai Ganesha 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:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 6 AND 7 ON THE PLAN OF PRIEST LAKE COMMERCIAL PARK OF RECORD IN BOOK 4885, PAGE L 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A 1.66 ACRES, MORE OR LESS, TRACT OF LAND DESCRIBED TOGETHER ACCORDING TO A BOUNDARY SURVEY DATED FEBRUARY 28, 1983, AS AMENDED ON MARCH 8, 1983, PREPARED BY ANDERSON-DELK & ASSOCIATES, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH MARGIN OF CENTRAL PIKE, A DISTANCE OF 575.5', MORE OR LESS, EAST OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND CENTRAL PIKE, SAID POINT BEING THE SAME AS THE NORTHWEST CORNER OF LOT NO. 6 ON THE PLAN OF PRIEST LAKE COMMERCIAL PARK OF RECORD IN BOOK 4885, PAGE 118, SAID REGISTER'S OFFICE; THENCE S 12° 03' 00" W A DISTANCE OF 262.68' TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT NO. 6; THENCE S 77° 30' 00" E A DISTANCE OF 265.50' TO A POINT; THENCE S 83° 19' 52" E 250.41' TO AN IRON PIN; THENCE N 0° 42' 00" W 292.0' TO AN IRON PIN ON THE SOUTH MARGIN OF CENTRAL PIKE; THENCE N 84° 04' 00" W ALONG THE SOUTH MARGIN OF CENTRAL PIKE 368.40' TO A MONUMENT; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH MARGIN OF CENTRAL PIKE ON THE RIGHT SIDE OF A CURVE HAVING A RADIUS OF 750.93' A DISTANCE OF 84.21' TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES, MORE OR LESS.

INCLUDED IN THE 1.66 ACRE TRACT IS A 25 FOOT PUBLIC UTILITIES, DRAINAGE AND ACCESS EASEMENT RUNNING ACROSS THE MOST SOUTHERLY SIDE OF THE 1.66 ACRE TRACT, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE MOST SOUTHEAST CORNER OF LOT NO. 7 ON THE PLAN OF RESUBDIVISION LOT AND RESERVE PARCEL (201) OF PRIEST LAKE COMMERCIAL PARK, AS OF RECORD IN BOOK 4885, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY LINE OF SAID LOT NO. 7, NORTH 0° 42' WEST A DISTANCE OF 25.21 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT NO. 7, SOUTH 83° 19' 52" EAST A DISTANCE OF 250.41 FEET TO A POINT IN THE MOST EASTERLY LINE OF THE ABOVE DESCRIBED 1.66 ACRE TRACT; THENCE ALONG THE SAID MOST EASTERLY LINE SOUTH 0° 42' EAST A DISTANCE OF 25.21 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED 1.66 ACRE TRACT; THENCE ALONG THE MOST SOUTHERLY LINE OF SAID 1.66 ACRE TRACT NORTH 83° 19' 52" WEST A DISTANCE OF 250.41 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SHANKERBHAI G. PATEL, VINODBHAI ZAVER, RATILALBHAI G. PATEL, SHEELABEN PATEL, KISHOR PATEL, MANGLABEN ZAVER, KALPESH PATEL AND DIVYESH PATEL TO VINOD T. ZAVER, MANGLABEN V. ZAVER, KISHOR T. PATEL, SHEELABEN K. PATEL AND RAMANBHAI PATEL AS RECORDED ON THE 19TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080619-0063413; QUITCLAIM DEED FROM SHANKERBHAI G. PATEL, AS TRUSTEE, FOR THE BENEFIT OF SHANKERBHAI G. PATEL, RAMANBHAI PATEL, VINODBHAI ZAVER, RATILALBHAI G. PATEL, SHEELABEN PATEL, KISHOR T. PATEL, MANGLABEN ZAVER, KALPESH PATEL AND DIVYESH PATEL (THE "BENEFICIAL OWNERS"), SHANKERBHAI G. PATEL, RAMANBHAI PATEL, VINODBHAI ZAVER, RATILALBHAI G. PATEL, SHEELABEN PATEL, KISHOR T. PATEL, MANGLABEN ZAVER, KALPESH PATEL AND DIVYESH PATEL TO SHANKERBHAI G. PATEL, VINODBHAI ZAVER, RATILALBHAI G. PATEL, SHEELABEN PATEL, KISHOR T. PATEL, MANGLABEN ZAVER, KALPESH PATEL, AND DIVYESH PATEL AS RECORDED ON THE 16TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080516-0050740; QUITCLAIM DEED

FROM VASANT G. HARI TO SHANKERBHAI G. PATEL, TRUSTEE, FOR THE BENEFIT OF SHANKERBHAI G. PATEL, RAMANBHAI N. PATEL, VINODBHAI T. ZAVER, KISHORKUMAR T. PATEL, RATILAL G. PATEL, SHEELABEN K. PATEL, MANGLABEN V. ZAVER, DIVYESH R. PATEL AND KALPESH R. PATEL AS RECORDED ON THE 10TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080110-0003284; QUITCLAIM DEED FROM RVSS RENTAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO SHANKERBHAI G. PATEL, VASANT G. HARI, RAMANBHAI N. PATEL, VINODBHAI T. ZAVER, KISHORKUMAR T. PATEL, RATILAL G. PATEL, SHEELABEN K. PATEL, MANGLABEN V. ZAVER, DIVYESH R. PATEL AND KALPESH R. PATEL AS RECORDED ON THE 11TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010711-0074093; QUITCLAIM DEED FROM SHANKERBHAI G. PATEL, VASANTLAL G. PATEL (NOW VASANT G. HARI), RAMANBHAI N. PATEL, SURESHBHAI PATEL, VINODKUMAR T. ZAVER, THAKORBHAI G. PATEL, KISHOR T. PATEL, SHEELABEN K. PATEL AND MANGLABEN V. ZAVER TO RVSS RENTAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 15TH DAY OF JULY, 1998 IN BOOK 11021, PAGE 682; QUITCLAIM DEED FROM SOMABHAI G. PATEL, NOW KNOWN AS SOMABHAI G. ZAVER TO KISHOR T. PATEL, SHEELABEN K. PATEL, VINODKUMAR T. ZAVER AND MANGLABEN V. ZAVER AS RECORDED ON THE 9TH DAY OF OCTOBER, 1995 IN BOOK 9822, PAGE 311; LIMITED WARRANTY DEED FROM CEDARS INN, INC., A TENNESSEE CORPORATION TO SHANKERBHAI G. PATEL, VASANTLAL G. PATEL AND SOMABHAI G. PATEL AS RECORDED ON THE 16TH DAY OF FEBRUARY, 1984 IN BOOK 6232, PAGE 641 AND LIMITED WARRANTY DEED FROM COMMERCE UNION BANK, A TENNESSEE BANKING CORPORATION TO CEDARS INN, INC. AS TO A 75% UNDIVIDED INTEREST AND RAMANBHAI N. PATEL AS TO A 25% UNDIVIDED INTEREST AS RECORDED ON THE 11TH DAY OF MARCH, 1983 IN BOOK 6019, PAGE 490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4715, page 102; restrictions of record in Book 5499, page 614 and Book 6019, page 430; Easement for ingress and egress of record in Book 4613, page 783; Storm Water Detention Agreement of record in Book 6241, page 487; Utilities, drainage and access easement of record in Book 6019, page 430; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3887 Central Pike, Hermitage, TN 37076

(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 our hands this 7th day of July, 2008.

Kishor T. Patel
Kishor T. Patel

Vinod T. Zaver
Vinod T. Zaver

Sheelaben K. Patel
Sheelaben K. Patel

Manglaben V. Zaver
Manglaben V. Zaver

Ramanbhai Patel
Ramanbhai Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Vinod T. Zaver, Manglaben V. Zaver, Kishor T. Patel, Sheelaben K. Patel and Ramanbhai Patel**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of July, 2008.

Notary Public

My Commission Expires

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