WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,917,739.55

X IRP ATTY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2010.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Indravadan K. Patel	Same	
(NAME)	(NAME)	41-16-7.00
9239 Hwy 52		
(ADDRESS)	(ADDRESS)	
Portland TN 37148		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20101510

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, **I, Ontario, Inc**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Indravadan K. Patel and Bhartiben I. 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. :

Being Lot No. 5 on the Plan of Bellshire Estates, Section 2, Resubdivision Part of Lot No. 4, as of record in Book 6050, Page 22, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to 1091612 Ontario, Inc. by Warranty Deed from Circle K Stores, Inc., a Delaware corporation, of record in Instrument No. 20050222-0019160, Register's Office for Davidson County, Tennessee. The said 1091612 Ontario, Inc. has since change it's name pursuant to Articles of Amendment to the Charter as filed with the Tennessee Secretary of State on January 28, 2001 and is now known as ***Ontario, Inc.***

unimproved ☐

This is improved ☒ property, known as 3740 Dickerson Pike, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2010.

Ontario, Inc

By: _____
Gurraj S Grewal, President

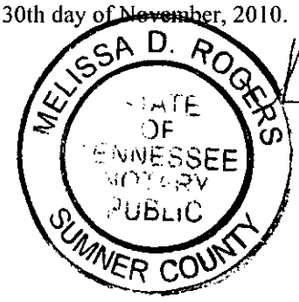
BILL GARRETT, Davidson County
Trans:T20100075945 DEEDWARR
Recvd: 12/02/10 11:22 2 pgs
Fees:13.00 Taxes:7095.64
20101202-0095902

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gurraj S Grewal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Ontario, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal this 30th day of November, 2010.

Commission expires: 4/23/2013



Melissa D. Rogers

Notary Public