This document drafted by:
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BILL GARRETT, Davidson County
Trans:T20110065862 DEEDQC
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Fees:22.00 Taxes:0.00
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FROM:	JAI GANESHA PARTNERSHIP **Grantor**
TO:	JAI GANESHA LLC **Grantee**

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
JAI GANESHA LLC c/o Mr. Sanjay Patel 821 Murfreesboro Pike Nashville, Tennessee 37217	(new owner)	086 00 0 215.00

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant Sanjay S. Patel.

Sworn to and subscribed before me, this 14 day of October, 2011.

Notary Public Nolan J.M. Phillips

My Commission Expires: 4/22/14

NOLAN J M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

15674N:081214:911117:1:NASHVILLE

WHEREAS:

A. By Charter dated June 1, 2010, and recorded as Instrument Number 20101220-0101224, Register's Office for Davidson County, Tennessee, JAI GANEHSA PARTNERSHIP (the "Grantor"), acquired all right, title and interest in and to the premises commonly known as 3887 Central Pike, Hermitage, Davidson County, Tennessee (the "Property"), which is more fully described as follows:

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 118, 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 TO JAI GANESHA LLC BY DEED OF VINOD T. ZAVER, MANGLABEN V. ZAVER, KISHOR T. PATEL, SHEELABEN K. PATEL AND RAMANBHAI PATEL, DATED JULY 7, 2008, OF RECORD IN INSTRUMENT NO. 20080708-0070101, THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SEE ALSO CERTIFICATE OF MERGER OF RECORD IN INSTRUMENT NO. 20101220-0101224, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jai Ganesha Partnership by Charter dated June 1, 2010, and recorded as Instrument Number 20101220-0101224, Register's Office for Davidson County, Tennessee.

B. Grantor wishes to convey any and all rights, title and interests held by Grantor in and to the Property, to JAI GANESHA LLC.

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto JAI GANESHA LLC (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest, in the Property.

The Property is improved property commonly known as 3887 Central Pike, Hermitage, Davidson County, Tennessee, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

SIGNATURE APPEARS ON FOLLOWING PAGE

GRANTOR:

JAI GANESHA PARTNERSHIP

By: Sanjay D. Patel
Sanjay Patel, its sole surviving partner, and owner of all assets thereof, pursuant to the partnership divestiture agreement executed by all original partners on or about July 1, 2010

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned Notary Public, personally appeared Sanjay Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being duly sworn, does say that he is the sole surviving partner, and owner of all assets of Jai Ganesha Partnership, pursuant to the partnership divestiture agreement executed by all original partners on or about July 1, 2010, and that he is authorized to sign this document on behalf of Jai Ganesha Partnership, and that he hereby affirms that the signing of this Quitclaim Deed is an official act of Jai Ganesha Partnership, said Quitclaim Deed was executed on behalf of Jai Ganesha Partnership, and that he acknowledges said instrument to be the free act and deed of Jai Ganesha Partnerhsip.

WITNESS my hand and seal this 14 day of October, 2011.

Nolan J. M. Phillips
Notary Public

My Commission Expires: 4/22/14

NOLAN J M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY