BILL GARRETT, Davidson County
Trans:T20120045719 DEEDWARRSP
Recvd: 06/20/12 16:00 3 pgs
Fees:18.00 Taxes:2682.50
20120620-0054247

FROM: SEV MetroCenter, LLC, a Tennessee limited liability company
TO: Rajnikasnt V. Patel and wife, Harshila Patel and Kunal Patel

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Rajnikasnt V. and Harshila Patel and Kunal Patel		Map 70-16
9170 Concord Road	(same)	Parcel 37
Brentwood, Tennessee 37027		

THIS INSTRUMENT PREPARED BY: Tonya P. Matthews, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2012.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public
My Comm. Expires: 7/6/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SEV MetroCenter, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Rajnikasnt V. Patel and wife, Harshila Patel and Kunal Patel, hereinafter called "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. 9E on the Plan of the Resubdivision of Lot 9E, MetroCenter, of record as Instrument No. 20070927-0115248, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to SEV MetroCenter, LLC, a Tennessee limited liability company, by deed from American Realty trust, a Georgia corporation, of record as Instrument No. 20060410-0041123, said Register's Office.

This is unimproved property located at 2120 Rosa L. Parks Boulevard, Nashville, Tennessee 37228 .

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Metropolitan Government Taxes for 2012 and subsequent years.

2. All matters shown on the plans of record as Instrument No. 20060406-0040016 and 20070927-0115248, said Register's Office.

3. Restrictive Covenants of record in Book 4784, page 659, said Register's Office, as amended in Book 5792, page 787, Book 7012, page 61, and Book 11503, page 607, said Register's Office.

4. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, of record in Book 7487, page 952, said Register's Office, as amended in Book 10602, page 499, said Register's Office.

5. Declaration of Restrictive Covenants of record in Book 9382, page 56, and Book 9420, page 176, said Register's Office.

6. Declaration of Restrictive Covenants and Easements of record as Instrument No. 20120507-0038981, said Register's Office.

7. Memorandum of Easement of record as Instrument No. 20070703-00079653, said Register's Office.

8. Construction and Maintenance Agreement regarding Easement of record as Instrument No. 20071212-0143317, said Register's Office.

9. Sanitary sewer and drainage easement as shown on the plan of record in Book 4675, page 48, said Register's Office.

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 GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand this 20TH day of June, 2012.

SEV METROCENTER, LLC, a Tennessee limited liability company

BY: _____
Cameron W. Sorenson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, 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 of SEV MetroCenter, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20 day of June, 2012.

My Commission Expires: _____

KIMBERLY P. INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
May 3, 2016

_____
NOTARY PUBLIC

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