BILL GARRETT, Davidson County
Trans:T20120077744 DEEDWARR
Recvd: 10/12/12 13:16 2 pgs
Fees:13.00 Taxes:1313.50

20121012-0093679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 9TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Viren Patel, a 50% Interest and Aarika P. Patel, a 50% Interest	SAME AS NEW OWNERS	07107016000
	(NAME)	
1557 Market Square		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Trinity Inn Partners, hereinafter called the Grantors, have bargained and sold; and by these presents do transfer and convey unto Viren Patel, a 50% Interest and Aarika P. Patel, a 50% Interest, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF MARKET MANOR SUBDIVISION PLAT OF RECORD IN INSTRUMENT NO. 20120523-0044644 AND 20120620-0054161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID L

BEING A PART OF THE SAME PROPERTY CONVEYED TO TRINITY INN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF PAUL M. FINHOLT AND JUDY FINHOLT, A 50% PARTNER, AS TENANTS BY THE ENTIRETY, FRANZ SCHUBERT, A 25% PARTNER, AND CAROL SCHUBERT, A 25% PARTNER BY DEED FROM HOMER R. AYERS, SUBSTITUTE TRUSTEE, OF RECORD BY INSTRUMENT NO. 20081112-0111938 AND A 25% INTEREST CONVEYED TO FRANZ SCHUBERT BY PAUL M. FINHOLT AND JUDY FINHOLT OF RECORD BY INSTRUMENT NO. 20110502-0033249, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2013 TAXES, AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1801 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 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/our hand(s) this 9th day of October, 2012.

WARRANTY DEED
(Continued)

Trinity Inn Partners

Paul M. Finholt
Paul M. Finholt

Judy Finholt
Judy Finholt

Franz Schubert
Franz Schubert

Carol Schubert
Carol Schubert

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared PAUL M. FINHOLT, JUDY FINHOLT, FRANZ SCHUBERT AND CAROL SCHUBERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member/Owner of Trinity Inn Partners, a Tennessee General Partnership, the within named bargainors, a Tennessee General Partnership, the within named bargainors, a Tennessee General Partnership, and that such Member/Owner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trinity Inn Partners, Tennessee General Partnership, as Member/Owners.

Witness my hand and official seal, at office, on this the 9th day of October, 2012.

Mary Birthright
Notary Public

My Commission Expires: 11/3/15

SEAL

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072