STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $ 460,000.00 .

Affiant

Subscribed and sworn to before me, this 31 day of October, 2012.

Notary Public

My Commission Expires: 10-28-14

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

Davidson County DEEDWARRSP
Recvd: 10/31/12 16:15 7 pgs
Fees:38.00 Taxes:1702.00
20121031-0100210

THIS INSTRUMENT PREPARED BY:

CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

ADDRESS NEW OWNERS: **SEND TAX BILL TO:** **MAP - PARCEL NOS:**

Sanket Patel,
Pinal Sanket Patel and Suman Patel

2306 Ewing Drive
Lebanon TN 37087

Parcel ID: 09302304300

LL# F44-76

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carolyn H. Simmons, and Suntrust Bank, Co-Trustees of the Roger L. Simmons Living Trust, dated March 20, 2002, and Andrew E. Cafferky, Jr.,** hereinafter referred to as Grantors, have bargained and sold, and by these presents does transfer and convey unto **Sanket Patel, Pinal Sanket Patel and Suman Patel joint tenants with the right of survivorship**, hereinafter referred to as Grantees, its successors and assigns, all interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5on the plan of the subdivision of the northerly part of lot No. 76 in the Original Plan of Nashville, as partitioned among the devisees of John Nichol, dec=d. Said plan of said sub-division being of record in Minute Book AK@, page 250, County Court for Davidson County, Tennessee.

Said lot No. 5 fronts 21 2 feet on the easterly side of Fifth Avenue, North, formerly Summer Street, and runs back between parallel lines with the southerly margin of Union Street, 75 feet to an 8 foot alley.

Being the same property conveyed to W. L. HORN, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, CONVEY OR OTHERWISE DISPOSE OF AT HIS DISCRETION, by deed from FIRST SAVINGS BANK AND TRUST COMPANY, TRUSTEE, of record in Book 371, Page 329, dated November 10, 1909, said Register=s Office. W.L. HORN died testate on October 24, 1935. Pursuant to the will of W.L. HORN of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee, W.L. HORN was the sole beneficiary of the trust for which he was trustee. W.L. HORN devised said property to a trust for the benefit of his wife, EMMA YOUNG HORN and three daughters, EMMA Y. HORN BROWNING, MARTHA C. HORN CAFFERKY AND JACQUELINE HORN MORGAN for life with the remainder of each daughter=s share to be distributed to each daughter=s children in equal shares, outright and free of trust by will of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee. EMMA YOUNG HORN has since died with her portion of said trust being distributed to the three daughters, EMMA Y. HORN BROWNING, MARTHA C. HORN CAFFERKY AND JACQUELINE HORN MORGAN pursuant to the will of W. L. HORN of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee. EMMA Y. HORN BROWNING died September 7, 1980, leaving ROGER SIMMONS as her only child. JACQUELINE HORN MORGAN died February 22, 2004, leaving no children. JACQUELINE HORN MORGAN=S portion of said trust vest in her sister, MARTHA C. HORN CAFFERKY pursuant to the will of W.L. HORN of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee. SUNTRUST BANK, SUCCESSOR IN INTEREST TO THIRD NATIONAL BANK AS TRUSTEE UNDER THE WILL OF W.L. HORN, DECEASED has conveyed a one-third undivided interest in said property to MARTHA C. HORN CAFFERKY, A WIDOW and a one-third undivided interest in said property to ROGER L. SIMMONS AND CAROLYN H. SIMMONS, AS TRUSTEES OF THE ROGER L. SIMMONS LIVING TRUST DATED 3/20/02, by quitclaim deed of record in Instrument No. 20050613-0067310, dated June 10, 2005, said Register=s Office. MARTHA C. HORN CAFFERKY died testate on July 3, 2006, leaving ANDREW EMMETT CAFFERKY, JR. As her on child. MARTHA C. HORN CAFFERKY devised her one-third undivided interest in said property she inherited from her sister, JACQUELINE HORN MORGAN and quitclaimed to her by quitclaim deed of record in Instrument No. 20050613-0067310, said Register=s Office, to her son, ANDREW EMMETT CAFFERKY, JR. BY WILL OF RECORD IN Docket No. 09P955, Probate Court for Davidson County, Tennessee. MARTHA C. HORN CAFFERKY died on July 3, 2005 and her undivided one-third (1/3) interest in said property was conveyed by SUNTRUST BANK, SUCCESSOR IN INTEREST TO THIRD NATIONAL BANK AS TRUSTEE UNDER THE WILL OF W.L. HORN, DECEASED to ANDREW E. CAFFERKY, JR., the only child of MARTHA C. HORN CAFFERKY, by Quitclaim Deed of record under Inst. No. 20121031-0100209, said Register=s Office. Andrew E. Cafferky, Jr and Andrew Emmett Cafferky, Jr, being one and the same person.

This is improved property known as 246 Fifth Avenue North, Nashville, Tennessee.

This conveyance is made subject to the following:

1. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. This conveyance is also made subject to any and all existing restrictions, easements, encumbrances and covenants of record, including but not limited to the terms, provisions, requirements ,conditions, obligations, agreements, and stipulations contained in the lease from The Roger L. Simmons Living Trust and Andrew Cafferky to Subway Real Estate Corporation, of record in Instrument No. 20100304-0016740, 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 successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenants and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, assigns, and representatives, against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

WITNESS my hand this 26th day of October, 2012.

Carolyn H Simmons

CAROLYN H. SIMMONS, Co-Trustee

of the Roger L. Simmons Living Trust,

dated March 20, 2002.

STATE OF North Carolina)

COUNTY OF New Hanover)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn H. Simmons, Co-Trustee of the Roger L. Simmons Living Trust, dated March 20, 2002,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New Hanover, NC, this 26th day of October, 2012.

Expires: 9/20/17 NOTARY PUBLIC

My Commission

MICHAEL H MONTGOMERY
Notary Public
New Hanover County
North Carolina
My Commission Expires Sep 20, 2017

WITNESS my hand this 31 day of OCTOBER, 2012.

SUNTRUST BANK, Co-Trustee of the

Roger L. Simmons Living Trust, dated

March 20, 2002.

BY: DAVID P. ROGERS

ITS: VICE PRESIDENT

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers, **whose name as** Vice President **of Suntrust Bank, Co-Trustee of the Roger L. Simmons Living Trust, dated March 20, 2002,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 31st day of October, 2012.

Shirley A. Mason

NOTARY PUBLIC

My Commission Expires: **My Commission Expires: May 6, 2013**

SHIRLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 26th day of Oct, 2012.

Andrew E. Cafferky, Jr.

STATE OF Fl.)

COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew E. Cafferky, Jr** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pompano Beach, Broward County, Florida this 26th day of Oct, 2012.

Cynthia J. Serano

My Commission Expires:_____ NOTARY PUBLIC

CYNTHIA J. SERANO
MY COMMISSION # DD 950565
EXPIRES: January 24, 2014
Bonded Thru Notary Public Underwriters

DL# C 162-00542-210-0

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16