WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045652 DEEDWARR
Recvd: 05/31/13 16:17 2 pgs
Fees:13.00 Taxes:340.40

20130531-0055318

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirdi Sai, LLC	Same as New Owner	06012008200
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Archie Neil Spain** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shirdi Sai, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Map of W.H. Dodd's Suburban Home Tract, of record in Plat Book 161, Page 16, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to F.W. Mayo and wife, Pauline Mayo by Deed from Mrs. Genia Jackson, Charles E. Jackson and wife, Lula Jackson, Maude M. Woodruff and husband J.C. Woodruff, George William Jackson and wife, Cornelia Jackson, Mary B. Willis and husband H.M. Willis, Josephine W. Jackson and husband Mallory P. Jackson, dated 10/25/1938 and filed for record on 11/16/1938 in Book 1049, Page 532, Register's Office for Davidson County, Tennessee. The said F.W. Mayo died, leaving Pauline Mayo the sole surviving tenant by the entirety. The said Pauline Mayo aka Carrie Pauline Wentz Mayo died testate devising subject property to Helen Beatrice Mayo Yates and Fred W. Mayo, Jr. as evidenced by the Last Will and Testament of Carrie Pauline Wentz Mayo filed in Book 5949, Page 873, in the Register's Office for Davidson County. The said Helen Beatrice Yates died testate devising subject property to Robert E. Yates as evidenced by the Last Will and Testament of Helen Beatrice Yates filed in Book 8865, Page 632, in the Register's Office for Davidson County. The said Robert E. Yates died testate devising subject property to Archie N. Spain as evidenced by the Last Will and Testament of Robert E. Yates filed in Book 9522, Page 146, in the Register's Office for Davidson County. The said Fred W. Mayo Jr. died intestate leaving Ola Daphine Mayo, Fred W. Mayo III and Maria Paulette Mayo Sims as his sole heirs at law. Being the same property conveyed to Ola Daphine Mayo by Deed from Fred W. Mayo, III, dated 12/22/2004 and filed for record on 12/28/2004 in Instrument 200412280153152, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ola Daphine Mayo by Deed from Maria Paulette Mayo Sims, dated 12/17/2004 and filed for record on 12/28/2004 in Instrument 200412280153153, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Archie Neil Spain, a married man by Deed from Ola Daphene Mayo, unmarried, dated 12/31/2004 and filed for record on 01/04/2005 in Instrument 200501040000870, Register's Office for Davidson County, Tennessee.

Davidson County, Tennessee.

All matters as set forth per Plat Book 161, Page 16, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4110, Page 366, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 2905 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 29th day of May, 2013.

Archie Neil Spain
By; Tonya Palmer, his Attorney in fact

Archie Neil Spain
By; Tonya Palmer, his Attorney in Fact

State of TN
County of Wilson
On this 29th day of May, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tonya Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Archie Neil Spain, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130510055317, Register's Office of County, Tennessee.

Witness my hand and official seal this 29th day of May, 2013.

Notary Public
My commission expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122