THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2013.

Notary Public

My commission expires: 10/14/15

MONTGOMERY COUNTY ★ ELIZABETH MARGUERITE FORTNER ★ STATE OF TENNESSEE NOTARY PUBLIC

Name and Address of New Owner:

Bachu Patel and Gitaben B. Patel
7201 Smokey Hill Road
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20130062663 DEEDWARRSP
Recvd: 07/23/13 12:04 3 pgs
Fees:18.00 Taxes:1665.00
20130723-0076114

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

1101 Woodland Street
Nashville, TN 37206

Map and Parcel:

083-9-141

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WELTON INVESTMENTS, LLC,** a Tennessee limited liability company, hereinafter called

"**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **BACHU PATEL and GITABEN B. PATEL,** hereinafter called "**GRANTEES,**" their heirs and assigns, certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Plan of the Second Re-Subdivision of the Bransford-McWhirter Subdivision of the Allison Place, of record in Book 332, page 20, Register's Office for Davidson County, described as follows:

Beginning at the northeast corner of Woodland and North 11th Street; thence with the northerly margin of Woodland Street eastwardly 91.3 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 140 feet to a stake on the southerly margin of an alley; thence with said alley westwardly 90.4 feet to the easterly margin of North 11th Street; thence with said Street southwardly 128.7 feet to the point of beginning.

Being the same property conveyed to Welton Investments, a partnership composed of John B. Jewell, III, James W. Jewell and Andrew D. Crichton, by Warranty Deed from William Forrest Bailey and wife, Brenda Ruth Bailey, of record in Book 5746, page 42, Register's Office for Davidson County, Tennessee. Welton Investments, LLC, is successor in interest to Welton Investments by virtue of Articles of Conversion of record in Instrument No. 20111220-0099437 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1101 Woodland Street, Nashville, TN 37206.

The conveyance of the above described parcel of land is subject to the following:

1. 2013 Metropolitan Nashville/Davidson County real property taxes have been prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantee.

2. All matters shown on Plat of record in Book 332, page 20, in the Register's Office for Davidson County, Tennessee.

3. Conservation Zoning Overlay of record as Bill No. BL 2003-1369 in the Metro Clerk's Office for Davidson County, Tennessee, together with any and all restrictions imposed by the Metropolitan History Zoning Commission, not of record.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.

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 does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by or through Grantor, 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 17th day of July, 2013.

WELTON INVESTMENTS, LLC, a Tennessee limited liability company

BY: _____
John B. Jewell, IV, Managing Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared John B. Jewell, IV, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Partner of **WELTON INVESTMENTS, LLC,** a Tennessee limited liability company, and that he as Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Managing Partner.

Witness my hand and seal, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires:_____
