WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Ross Brothers Properties, LLC 3134 Dickerson Pike Nashville, TN 37207	Same as Owner	060 04 0112.00

Mortgagee:

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me on this the 24th day of March, 2014.

Commission Expires: 2-6-17

Notary Public

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***SANJAY C. PATEL***, hereinafter call the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***ROSS BROTHERS PROPERTIES, LLC***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in 4th District of Davidson County, TN, BEING Lot No. 3 Final Plat of Coats Industrial Park of record as Instrument No. 20021004-0121391, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and legal description thereof.

BEING the same property conveyed to SANJAY C. PATEL by Deed dated June 12, 2008, and executed by STACY LAWRENCE KNIGHT and recorded as Instrument No. 20080613-0061052, said Register's Office.

Subject to the Following:

1. Easements of record in Instrument No. 20021004-0121391 and 20140213-0012856, said Registers' Office.

2. Restrictions of record as Instrument No. 200211050-135804, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140020303 DEEDWARR
Recvd: 03/26/14 15:04 2 pgs
Fees:13.00 Taxes:462.50

20140326-0024996

This is an improved property known as 3134 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) that we are fully 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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 the 24th day of March, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

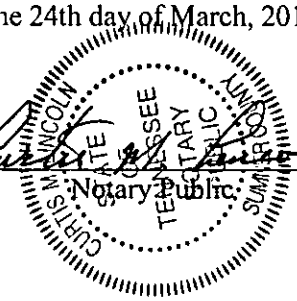
Sanjay C. Patel

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Sanjay C. Patel, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at , TN, this the 24th day of March, 2014.



Notary Public

My Commission Expires: 1-6-17