BILL GARRETT, Davidson County
Trans: T20140035258 DEEDTRS
Recvd: 05/20/14 15:37 3 pgs
Fees: 18.00 Taxes: 1591.00
20140520-0043515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me on this 19th day of May, 2014.

Notary Public [SEAL]

My Commission Expires: 4/7/2014

DIANE M. PENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
DeSha Watson, PLLC
1106 18th Avenue South
Nashville, Tennessee 37212

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel
Swamiji One LLC 1557 Market Square Hermitage, TN 37026	Swamiji One LLC 1557 Market Square Hermitage, TN 37026	071 07 0 267.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Viren Patel and Aarika P. Patel, by Deed of Trust (the "Deed of Trust") dated October 9, 2012, of record in Instrument No. 20121012-0093681, Register's Office for Davidson County, Tennessee, conveyed to Daniel L. Wischhof, Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which Note was payable to Trinity Inn Partners, a Tennessee General Partnership; and

WHEREAS, undersigned was appointed Successor Trustee by the owner and holder of the Note, Kesva LLC, by Instrument No. 20140401-0026674 of record in the Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in *The Nashville Scene* on April 17, 2014, April 24, 2014 and May 1, 2014; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse, Public Square, in Nashville, Tennessee at 11:00 a.m. on Monday, May 19, 2014, and the highest and best bidder became the purchaser of said property for the sum of Four Hundred Thirty-Thousand and No/100 ($430,000.00) Dollars.

NOW, THEREFORE, Glen C. Watson, III, in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Swamiji One LLC (hereinafter "Grantee") its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> 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 lot.
>
> Being the same property conveyed to Viren Patel and Aarika P. Patel by deed from Trinity Inn Partners, dated October 9, 2012, of record in Instrument No. 20121012-0093679, Register's Office for Davidson County, Tennessee; and further conveyed by Viren Patel and Aarika P. Patel to Daniel L. Wischhof, Trustee, by Deed of Trust of record in Instrument No. 20121012-0093681, Register's Office for Davidson County, Tennessee; the said Trustee having been replaced by Glen C. Watson, III, Successor Trustee, by Instrument No. 20140401-0026674 of record in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Any and all liens against the property for unpaid property taxes and assessments.
> 2. Any and all other prior liens, claims, encumbrances, easements, restrictions, restrictive covenants, setback lines and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Glen C. Watson, III, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the

lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19th day of May, 2014.

Glen C. Watson, III, Successor Trustee

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen C. Watson, III, Successor Trustee, the 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 Nashville, Tennessee, this 19th day of May, 2014.

DIANE M. PENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/7/2014