BILL GARRETT, Davidson County
Trans:T20140047218 DEEDWARRSP
Recvd: 07/02/14 12:20 6 pgs
Fees:33.00 Taxes:555.00
20140702-0058263

OWNER/RESPONSIBLE TAXPAYER:
Navin Patel 1380 Ambleside Drive Clarksville, TN 37040

Property Address: 3200 Gallatin Pike
Nashville, TN. 37216

SPECIAL WARRANTY DEED

THIS INDENTURE made this 1st day of July, 2014, between SWIFTY OIL CO., INC., an Indiana corporation ("Grantor"), and SHREE NAR NARAYAN LLC, a Tennessee limited liability company ("Grantee").

WITNESSETH:

GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), and other good and valuable consideration, to it in hard paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property described as follows (the "Real Estate"):

See **Exhibit A** attached hereto and made a part hereto

TOGETHER WITH all of Grantor's right, title and interest in improvements, buildings, easements and appurtenances thereon and thereto.

SUBJECT, HOWEVER, to (i) liens for current state, county and local real estate, personal property and other taxes, charges and assessments assessed or accrued with respect to the Real Estate; (ii) zoning, subdivision, entitlement, building and other land use and similar laws or regulations imposed by any governmental authority having jurisdiction over the Real Estate; (iii) encroachments, easements, rights of way, covenants, reservations and restrictions in the chain of title to the Real Estate or otherwise existing thereon; (iv) encumbrances and any matters created or arising as a result of Grantee's or its agents', employees', contractors' or representatives' entry upon or inspection of the Real Estate; (v) all matters shown on any survey of the Real Estate provided to or performed on behalf of Grantee, and all matters that would be disclosed by an accurate ALTA/ACSM survey of the Real Estate; and (vi) those matters more specifically described on **Exhibit B**, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto Grantee, its heirs and assigns together with all of the rights and interest thereunto belonging, in fee simple.

Grantor warrants to Grantee that the Real Estate is free of any encumbrance made or suffered by said Grantor except as set forth above, and that Grantor shall warrant and defend the same to said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Special Warranty Deed, that Grantor has full capacity to convey its interest in the Real Estate, and that all necessary action for the making of such conveyance has been taken and done.

[Signature page to follow]

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be executed by its duly authorized officer the day and year first above written.

SWIFTY OIL CO., INC., an Indiana corporation

By: William Klinger
William Klinger, President

STATE OF INDIANA)
) SS:
COUNTY OF JACKSON)

Before me, a Notary Public in and for said County and State, personally appeared William Klinger, the President of SWIFTY OIL CO., INC., an Indiana corporation, who acknowledged execution of the foregoing Special Warranty Deed for and on behalf of said corporation.

Witness my hand and Notarial Seal this 27 day of June, 2014.

7/16/2020

Notary Public

My County of Residence:
Jackson

Bridget Smith
(Printed)



STATE OF INDIANA)
) SS:
COUNTY OF JACKSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00.

SWIFTY OIL CO., INC., an Indiana corporation

By: William Klinger
William Klinger, President

Subscribed and sworn before me on this 20 day of June, 2014.

7/16/2020

Notary Public

My County of Residence:
Jackson

Bridget Smith
(Printed)

This instrument prepared by: Angela Stephens Tarter, Bose McKinney & Evans, LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204

EXHIBIT A TO SPECIAL WARRANTY DEED

The Real Estate

The following described property located in Davidson County, Tennessee:

Being parts of Lots 4, 5 and 6 on the Plan of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County, and described as follows: BEGINNING at a point in the easterly margin of Gallatin Pike, as now located, at the intersection of said Pike and Campbell Avenue; thence along the southerly margin of Campbell Avenue, South 83 degrees 34 minutes East 150 feet to a concrete monument; thence South 32 degrees 00 minutes West 231 feet to an iron pin in the line between Lots 3 and 4 in said Subdivision; thence along the line between said lots, North 83 degrees 34 minutes West 150 feet to a concrete monument in the easterly right-of-way of Gallatin Pike; thence with the same, North 32 degrees East 231 feet to the point of beginning.

Being the same property conveyed to Swifty Oil Co., an Indiana corporation from Donald W. Myers by deed of record in Book 5630, page 799, in the Register's Office for Davidson County, Tennessee.

Map & Parcel
072060241 00

Property Address:
3200 Gallatin Pike
Nashville, TN. 37216

EXHIBIT B

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency of or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Real Estate or that may be asserted by persons in possession of the Real Estate.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Real Estate and not shown by the public records.
5. Any mineral or mineral rights leased, granted or retained by the current or prior owners or others.
6. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
7. All real estate taxes and assessments.
8. All matters shown on the plat of record in Book 332, Pages 32 and 33, in the Register's Office for Davidson County, Tennessee.
9. Right of Way Easement and agreement of record in Book 3073, page 150, in the Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 4164, page 521, in the Register's Office for Davidson County, Tennessee
11. Easement Agreement of record in Book 9117, page 776, in the Register's Office for Davidson County, Tennessee.
12. Rights of tenants under unrecorded leases.