(4)

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	McCann & Hubbard 1804 Williamson Ct, Suite 201 Brentwood, TN 37027 615.377.3319 STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2015. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ALLIGAIR R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanjaybhai D. Patel	NEW OWNER	093-09-0-007.00, 093-09-0-008.00,
821 Murfreesboro Road		093-09-0-009.00, 093-12-0-352.00, 092-12-0-353.00, 092-12-0-354.00,
Nashville, TN 37217		092-12-0-355.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sanjaybhai D. Patel,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property believed to be known as 207, 215 and 217 14th Avenue, North; and 218, 220 and 222 15th Avenue, North, Nashville, TN 37203.

BILL GARRETT, Davidson County
Trans:T20150008819 DEEDWARR
Recvd: 02/04/15 10:59 4 pgs
Fees:23.00 Taxes:5920.00
20150204-0010493

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 Grantor's hand this the 30th day of January, 2015.

The Marvin W. Stansell Family Limited Partnership,
a Tennessee Limited Partnership

BY ITS GENERAL PARTNER:
The Marvin W. Stansell Land Company, a Tennessee corporation

By: Jo Ann Suggs, President
Joann Suggs, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joann Suggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of The Marvin W. Stansell Land Company, a Tennessee corporation, acting as the Sole General Partner of The Marvin W. Stansell Family Limited Partnership, a Tennessee Limited Partnership, the within named bargainor, and that she as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as such President.

Witness my hand and official seal this 30th day of January, 2015.

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

EXHIBIT A

Map\Parcel: 093-09-0-007.00
Believed to have the address of 207 14th Avenue North

Being Lot No. 68 and the southerly 60 feet of Lot No. 67 on the Plan of Hynes Addition, as of record in Minute Book B, Page 85 and Plan Book 1, Page 21, Chancery Court at Nashville. Said part of Lot No. 69 and all of Lot No. 68 front together 124 feet on the westerly side of 14th Avenue No. and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to James N. Stansell, by two deeds, one by Warranty Deed from Julia Morrissey Ellis, Eugene Morrissey, Edward Morrissey, Edna Morrissey Ball, Eugene Morrissey, Mrs. Merle Fogarty Donelan, John Lee Fogarty, Miss Angela Fogarty, Mrs. Katherine Fogarty Humphrey and Mrs. Mary Morrissey White, of record in Book 1518, Page 115, dated August 25, 1947, and the other Warranty Deed from J.S. Price and wife, Bessie K. Price, of record in Book 1339, Page 480, dated August 25, 1947, Register's Office for Davidson County, Tennessee. James N. Stansell, Russell Stansell and Marvin Stansell, d/b/a J.R. & M. Co. by Quitclaim Deed conveyed said property to Clyde K. Wyatt, Trustee, and by the same Quitclaim Deed, for the express purpose of making a reconveyance, Clyde K. Wyatt, reconveyed said property to James N. Stansell, Russell Stansell and Marvin Stansell, d/b/a J.R. & M. Co., of record in Book 6039, Page 455, dated April 8, 1983, Register's Office for Davidson County, Tennessee. James N. Stansell, Russell Stansell and Marvin Stansell, d/b/a J.R. & M. Co. further conveyed interest in said property to Marvin W. Stansell by Quitclaim Deed of record in Book 9082, Page 77, dated August 19, 1993, Register's Office for Davidson County, Tennessee. Marvin W. Stansell conveyed said property by Quitclaim Deed unto The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 9535, Page 751, dated December 1, 1994, Register's Office for Davidson County, Tennessee.

Map\Parcel: 093-09-0-008.00
Believed to have the address of 215 14th Avenue N.

Being the southerly 26 feet of Lot No. 66 and the northerly 4 feet of Lot No. 67 on the Plan of Hynes Addition to Nashville, as of record in Minute Book B, page 85 of the Chancery Court at Nashville. Said parts of lots Nos. 66 and 67 front together 30 feet on the westerly side of 14th Avenue North, formerly Gay or Hardee Street, and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a J.R. & M. Co. by Warranty Deed from Felix Bell and wife, Maggie Bell, of record in Book 4018, Page 626, dated May 10, 1966, Register's Office for Davidson County, Tennessee. James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a J.R. & M. Company further conveyed said property by Quitclaim Deed to Marvin W. Stansell, of record in Book 9082, Page 75, dated August 19, 1993, Register's Office for Davidson County, Tennessee. Marvin W. Stansell conveyed said property by Quitclaim Deed unto The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 9535, Page 751, dated December 1, 1994, Register's Office for Davidson County, Tennessee.

Map\Parcel: 093-09-0-009.00
Believed to have the address of 217 14th Avenue N.

Being part of lot No. 66 on the Map of Hynes Addition to Nashville as of record in Minute Book B page 95, Chancery Court at Nashville and also in Plan Book 1 page 21, said Court, described as follows.

Beginning on the westerly margin of 14th. Ave. No. at the southeast corner of the property conveyed to National Dairy Products Corporation by deed from Stansell Electric Corporation Incorporated of record in Book 4029 page 452, Register's Office for said County; thence with their southerly line southwesterly 140 feet to the easterly margin of an alley; thence with said alley southwardly 24 feet; thence northeastwardly 140 feet to the westerly margin of said Avenue; thence with said Avenue northwardly 24 feet to the beginning.

Being part of the same property conveyed to James N. Stansell, Russell Stansell and Marvin Stansell d/b/a J.R. & M, Company by Warranty Deed from Stansell Electric Company, Inc., a Tennessee corporation, of record in Book 6039, Page 457, dated April 8, 1983, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Quitclaim Deed to Marvin W. Stansell, of record in Book 9082, Page 73, dated August 19, 1993, Register's Office for Davidson County, Tennessee. Marvin W. Stansell (also known as Marvin Wilson Stansell) conveyed said property by Quitclaim Deed unto The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 9535, Page 751, dated December 1, 1994, Register's Office for Davidson County, Tennessee.

Map\Parcel: 092-12-0-354.00
Believed to have the address of 218 15th Avenue N.

Land in Davidson County, Tennessee, being the south half of Lot number fifty-eight in Hynes' - Addition (Hines Addition) to Nashville, Tennessee, a plan of which is recorded in Minute Book "B", Page 85, (Book 1, Page 21) of the Chancery Court of Davidson County, Tennessee. Said south half of Lot No. 58 fronts thirty-two and one-half feet on the easterly side of Fifteenth Avenue North (formerly Stonewall St. and formerly Carroll Street), and runs back on the north line about one hundred seventy-four (174) feet and on the south line about one hundred seventy-one (171) feet to an alley on which it measures thirty-two (32) feet.

Being the same property conveyed unto Marvin W. Stansell Family Limited Partnership by Warranty Deed from Beatrice Banks, unmarried, of record in Book 10012, Page 280, dated April 10, 1996, Register's Office for Davidson County, Tennessee.

Map\Parcel: 092-12-0-353.00
Believed to have the address of 220 15th Avenue N.

Land in Davidson County, Tennessee, being the north one-half of Lot No. 58 on the Map of Hynes Addition to Nashville, of record in Minute Book B, Page 85, Chancery Court at Nashville.

Said part of said lot fronts 32-1/2 feet on the east side of 15th Avenue North formerly Stonewall Street, and runs back between lines, 177 feet on the northerly line, and 174 feet, more or less on the southerly line, to an alley on which it measures 32 feet.

Being the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell, a partnership doing business as J.R. & M. Company, by Warranty Deed from T.R. O'Connor and wife, Mary Elizabeth O'Connor, of record in Book 92, Page 692, dated April 9, 1959, Register's Office for Davidson County, Tennessee. James N. Stansell, Russell A. Stansell and Marvin W. Stansell, partners d/b/a J.R. & M. Company further conveyed said property by Quitclaim Deed to Marvin W. Stansell, of record in Book 9082, Page 85, dated December 1, 1994, Register's Office for Davidson County, Tennessee. Marvin W. Stansell conveyed said property by Quitclaim Deed unto The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 9535, Page 751, dated December 1, 1994, Register's Office for Davidson County, Tennessee.

Map\Parcel: 093-12-0-352.00
Believed to have the address of 222 15th Avenue N.

Land in Davidson County, Tennessee being the southerly part of Lot No. 57 on the Plan of Hynes' Addition of Nashville, as of record in Minute Book "B", page 85, and Plan Book No. 1, page 21, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at the corner of Lot Nos. 57 and 58; thence with the line between said two lots eastwardly 177 feet to the westerly margin of an alley; thence with said alley northwardly 31 feet to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of Record in Book 546, page 281, Register's Office for said County; thence with Story's southerly line Westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 31 feet to the beginning,

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being the northerly 15.5 feet of the southerly 31 feet of Lot No. 57 on the Plan of Hynes' Addition of Nashville, as of record in Minute Book "B", Page 85, and Plan Book No. 1, page 21, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 15' Avenue North, formerly Carroll Street, at a point that is 15.5 feet northerly from the common corner of Lot Nos. 57 and 58; thence, with a severance line running parallel to the line between said lots, eastwardly to the westerly margin of an alley; thence with said alley northwardly 15.5 feet, more or less, to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, page 281, Register's Office for said County, and conveyed to the Grantee by deed from WILDER PROPERTIES, LTD., dated December 23, 1999, of record as Instrument No. 199912280307540, said Register's Office; thence with the Grantee's existing southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 15.5 feet to the beginning.

Being the same property conveyed to Marvin W. Stansell, Family LTD Partnership by Warranty Deed from Charles Miller Sr., Henry Isaac Miller, Susie Mae Johnson, Shirley Eddins, Dorothy Ransom, Jerlena Berry, Charles Miller, Jr., and Virginia Ann Prince, being all the heirs at law of Suzie Miller, deceased, of record in Instrument No. 20000926-0095139, dated September 25, 2000, Register's Office for Davidson County, Tennessee, less and except the portion of property described in Instrument No. 20010611-0061424.

Map\Parcel: 092-12-0-355.00
Believed to have the address of 216 15th Avenue

Land in Davidson County, Tennessee, being the North part of Lot No. 59 on the Map of Hines Addition, of record in Book 1, Page 21, Chancery Court at Nashville, Tennessee,

Said part of said lot fronts 35 feet on the westerly side [incorrectly stated as easterly side in Book 2880, page 355] of 15th Avenue North, as widened and runs back between parallel lines, 166 feet more or less to an alley.

Being the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell a partnership doing business as J.R.& M. Company, by Warranty Deed from Margaret M. Sharp, dated March 12, 1959, of record in Book 2880, page 355, Register's Office for Davidson County, Tennessee. Said property being conveyed to Marvin W. Stansell by Quitclaim Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, partners d/b/a J.R. & M. Company, of record in Book 9082, Page 65, Register's Office for Davidson County, Tennessee. Marvin W. Stansell conveyed said property by Quitclaim Deed unto The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 9535, Page 751, dated December 1, 1994, Register's Office for Davidson County, Tennessee.