Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0174HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2015.

Notary Public
Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150030594 DEEDWARR
Recvd: 04/22/15 15:28 2 pgs
Fees:13.00 Taxes:1781.55
20150422-0036113

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Shaar 4313 Belle Mina Lane Franklin, TN 37064	OWNER	072-15-0-234.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Ajay Petroleum, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Shaar and Alberto Forero

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shinkle's Subdivision, of record in Plat Book 843, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ajay Petroleum, LLC, a Tennessee limited liability company, by Warranty Deed from Shah Enterprise, LLC, a Tennessee limited liability company, dated 5/31/05 and recorded 6/1/05 in Instrument Number 20050601-0061886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1520 Porter Road, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2015.

Ajay Petroleum, LLC

BY: Hardarshan Sidhu, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hardarshan Sidhu** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary/Treasurer** of **Ajay Petroleum, LLC**, a limited liability company, and that he is authorized by **Ajay Petroleum, LLC** to execute this instrument on its behalf as such **Secretary/Treasurer.**

Witness my hand and official seal at Nashville, Tennessee this 13th day of April, 2015.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

