BILL GARRETT, Davidson County
Trans:T20150039192 DEEDWARR
Recvd: 05/20/15 10:32 4 pgs
Fees:23.00 Taxes:2775.00
20150520-0046471

NEW OWNER:
MUDRA GROUP LLC
350 Harding Place
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILENO: 15-0555

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #13400016000

D E E D

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **HIMANSHU V. PATEL and NIHAL ADVANI** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MUDRA GROUP LLC**, a Tennessee limited liability company, its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 350 Harding Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all matters shown on the survey of record in Plat Book 4600, Page 7, said Register's Office, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 18th day of May, 2015.

X _____
HIMANSHU V. PATEL

X _____
NIHAL ADVANI

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HIMANSHU V. PATEL**, 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 office this 18th day of May, 2015.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/18/15

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NIHAL ADVANI**, 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 office this 18th day of May, 2015.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/18/15

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The actual consideration or value, whichever is greater, for this transfer is **$ 750,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 18th day of May, 2015.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/16/15

EXHIBIT "A"
LEGAL DESCRIPTION

Being a parcel of land in Nashville, Davidson County, Tennessee, located on the northerly side of Harding Place, between Metroplex Drive and Interstate 24, being **Lot No. 2**, as shown on the Plan of Harding Place Park, Resubdivision, Lot No. 2, as of record in Book 4660, Page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Harding Place, said pin being westerly 210.00 feet from the centerline of Metroplex Drive;

Thence, with said northerly right of way line the following calls: With a curve to the left 146.33 feet to a point, said curve having a central angle of 07° 00' 00", a radius of 1195.92 feet, a tangent of 73.25 feet and a chord of S 85° 30' W, 146.23 feet;

N 81° 11' W, 171.35 feet to a concrete monument; S 74° 13' W, 263.20 feet to a concrete monument; N 78° 47' W, 110.85 feet to a point;

Thence, leaving said right of way line with the easterly line of property conveyed to UNI-AD, Inc. by deed of record in Book 5514, Page 670, in the Register's Office of Davidson County, Tennessee, and the easterly line of property conveyed to Harding-Metroplex, LTD., by deed of record in Book 5927, Page 435, in the Register's Office of Davidson County, Tennessee, N 27° 27' E, 270.50 feet to a point;

Thence, continuing with said easterly line the following calls: N 25° 21' W, 99.06 feet to a point; N 03° 09' E, 72.83 feet to a point; N 06° 52' W, 79.94 feet to a point; N 38° 31' W, 56.64 feet to a point in the southerly line of property conveyed to Johnson Concrete Products Co., Inc., by deed of record in Book 8299, Page 904, in the Register's Office of Davidson County, Tennessee.

Thence, with said line and the southerly line of property conveyed to Four A. Inc., by deed of record in Book 7479, Page 926, in the Register's Office of Davidson County, Tennessee, S 87° 47' E, 400.10 feet to a concrete monument in the westerly line of property conveyed to YMCA of Nashville and Middle Tennessee by deed of record in Book 8468, Page 571, in the Register's Office of Davidson County, Tennessee.

Thence, with said line and the westerly line of property conveyed to ARBI-TEN by deed of record in Book 6735, Page 628, in the Register's Office of Davidson County, Tennessee, S 01° 00' W, 429.50 feet to an iron pin;

Thence, with the southerly line of said ARBI-TEN property and the southerly line of property conveyed to Mert L. Sloan by deed of record in Book 6185, Page 589, in the Register's Office of Davidson County, Tennessee, S 89° 00' E, 247.23 feet to point in the westerly line of property conveyed to Humble Oil and Refining Co., by deed of record in Book 4303, Page 113, in the Register's Office of Davidson County, Tennessee;

Thence, with said westerly line S 05° 15' W, 41.70 feet to the point of beginning, containing approximately 193,430 square feet, or 4.44 acres, more or less; according to a survey prepared by Barge, Waggoner, Sumner and Cannon, 162 Third Avenue, North, Nashville, Tennessee, certified by William C. Watson, Tennessee RLS No. 1487, File No. 10305.

Land in Davidson County, Tennessee, being **Lot No. 2** on the Plan of Harding Place Park, Resubdivision Lot #2, as of record in Plat Book 4660, Page 7, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Legal description is from the previous deed.

Being the same property conveyed to **Himanshu V. Patel and Nihal Advani**, by Warranty Deed from John J. Yoon and wife, Susie M. Yoon, dated February 4, 2013, and of record in Instrument Number 20130206-0012183, in the Register's Office of Davidson County, Tennessee.