Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Dr., Ste. A
Clarksville, TN 37040
15-0110CV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,047.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of June, 2015

Notary Public
Commission Expires: 1/8/19

GLEN C. WATSON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Krushna, LLC 1333 Dickerson Pike Nashville, TN 37207	Krushna, LLC 1333 Dickerson Pike Nashville, TN 37207	071 15 0 501.00

SPECIAL 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,

Mukund Investments, LLC, an Indiana Limited Liability Company

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

Krushna, LLC, a Tennessee Limited Liability Company

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Eastmoreland Place - Shields Subdivision of the Gleaves Land of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee and described according to a Boundary Survey by Bruce Rainey R.L.S., TN No. 823, dated September 14, 2000, File/Job No. 950217, as follows:

Beginning at an iron pin in the southerly margin of Marie Street, said pin being located on the northeasterly corner of subject property; thence, South 06 degrees 42 minutes 05 seconds West 274.77 feet to an iron pin located on the northerly margin of Lucile Street, said pin being located on the southeasterly corner of subject property; thence with the northerly margin of said Lucile Street, North 83 degrees 30 minutes 00 seconds West 471.29 feet to a point in the center line of Dickerson Pike; thence with said center line, North 20 degrees 51 minutes 16 seconds East 283.62 feet to a point on said center line; thence leaving said Dickerson Pike with the southerly margin of said Marie Street, South 83 degrees 30 minutes 00 seconds East 401.94 feet, to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20150049619 DEEDWARRSP
Recvd: 06/22/15 12:40 2 pgs
Fees:13.00 Taxes:1095.38
20150622-0059444

LESS AND EXCEPT that property conveyed to Metropolitan Government of Nashville & Davidson County by Deed dated October 2, 2003 and recorded in Instrument Number 20031022-0156550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mukund Investments, LLC, an Indiana Limited Liability Company by General Warranty Deed from Jai Shri Nath, Inc., a Tennessee Corporation, executed on July 29, 2011 and recorded on August 1, 2011 in Instrument Number 20110801-0059016, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Sewer easement of record in Book 3429, Page 176; (2) Right of way and easement as described in Warranty Deed of record in Instrument Number 20000922-0094110; (3) Stormwater Detention Agreement of record in Instrument Number 20000929-0096445; (4) Landscaping Contract of record in Instrument Number 20000929-0096446; (5) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (6) any and all applicable governmental and/or zoning regulations; (7) 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: 1333 Dickerson Pike, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise. 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.

Dated this the 18th day of June, 2015.

Mukund Investments, LLC

By: _____
Mukund D. Patel, Owner/Manager

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 Mukund D. Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner/Manager for Mukund Investments, LLC and that he is authorized by Mukund Investments, LLC to execute this instrument on its behalf.

Witness my hand and official seal at ~~Clarksville, Tennessee~~ Nashville this 18th day of June, 2015.

_____
Notary Public
My Commission Expires: 1/8/19

