Davidson County DEEDWARR
Recvd: 08/12/15 12:10 3 pgs
Fees:18.00 Taxes:1221.00
20150812-0080710

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1089B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Paul L. Budslick, Jr. and Karl E. Peters	New Owner	07206024100
3200 Gallatin Pike	908 Marengo Lane	
Nashville, TN 37216	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHREE NAR NARAYAN LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL L. BUDSLICK, JR. AND KARL E. PETERS, as TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEE(S), 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 parts of Lots Nos. 4, 5 & 6 on the Plan of Kenmore Place of record in Plat Book 332, Page 32 and 33, in the Register's Office for Davidson County, Tennessee, 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., Inc. by warranty deed from Donald W. Myers of record in Book 5630, page 799, Register's Office for Davidson County, Tennessee, dated 07/28/1980 and recorded on 07/30/1980.

Being the same property conveyed to Shree Nar Narayan by special warranty deed from Swifty Oil Co., Inc., an Indiana corporation of record in Instrument No. 20140702-0058263 Register's Office for Davidson County, Tennessee, dated 07/01/2014 and recorded on 07/02/2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee.

Right of Way Easement and agreement of record in Book 3073, Page 150, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4164, Page 521, in the Register's Office for Davidson County, Tennessee.

Easement agreement of record in Book 9117, Page 776, in the Register's Office for Davidson County, Tennessee.

This is property known as 3200 Gallatin Pike, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 11th day of August, 2015.

Shree Nar Narayan LLC, a Tennessee limited liability company

BY: _____
Navin Patel, Member

BY: _____
Manhar Patel, Member

BY: _____
Ghanshy Ambhai Patel, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared NAVIN PATEL AND MANHAR PATEL AND GHANSHY AMBHAI PATEL, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Shree Nar Narayan, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of August, 2015.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1089B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

