SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107371 DEEDWARRSP
Recvd: 12/21/15 10:12 2 pgs
Fees:13.00 Taxes:6475.00
20151221-0127788

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suri Ramanna	Same As New Owner	Map 93-14
(NAME)	(NAME)	
217 Ward Circle		Parcel 468.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-2314		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bobby R. Deal,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Suri Ramanna,** 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 further described as follows:

TRACT I: Land in Davidson County, Tennessee, being part of Lot No. 43 on the plan of Barrow Grove, as record in Book "S" pages 279,319,612 and 697, Register's Office for Davidson County, Tennessee, Described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet South of Southeast corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, page 633, Register's Office for Davidson County Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more less, to the westerly margin of 4th Ave South; thence with the westerly margin of same, northwardly 30 feet to the POINT OF BEGINNING.

TRACT 2: Land in Davidson County, Tennessee being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrows grove Plan of Lots as of record in Book "S" pages 279,319,612 and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot no. 42 and northerly part of Lot No. 43 together front 30 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel Lines 165 Feet to an alley.

TRACT 3: Land in Davidson County, Tennessee being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street. at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet more or less to Petit's Northeast corner; thence at right angels to said westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's Southwest corner; thence eastwardly with Whorley's South boundary Line 165 feet to the BEGINNING.

TRACT 4: Land in Davidson County, Tennessee, being part of Lots Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", pages 279,319,612 and 697, Register's Office for Davidson County, Tennessee, Described as follows:

Beginning at a point in the West margin of 4th Avenue South, 70 feet more or less South of the, southerly margin of Elm Street, being the Southeast corner of the property conveyed to O.F, Kelting by deed from Minnie S. Platz et al,, of record in Book 1283, Page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's South line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the Northwest corner of the property conveyed to Thomas William Vineyard by deed of record in Book 1315, page 112, Register's Office for Davidson County, Tennessee; thence along Vineyard's North line easterly 165 feet to the West margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the POINT OF BEGINNING.

Being the same property conveyed to Bobby R. Deal by Warranty Deed from Cornerstone Investments, Inc. a Tennessee corporation and Mark W. King, filed for record on March 29, 2012 as Instrument No. 20120329-0026621, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 705 4th Ave. South, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for 2015 real estate taxes, which are to be prorated between Grantor and Grantee.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Witness my/our hands this 18th day of December, 2015.

Bobby R. Deal

State of Tennessee
County of Davidson

Personally appeared before me Bobby R. Deal, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2015.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 35982

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017