Davidson County DEEDWARR
Recvd: 12/21/15 15:52 4 pgs
Fees:23.00 Taxes:1350.50
20151221-0128261

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27563-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Garland Capital, LLC 1055 Pine Street #727 Nashville, Tennessee 37203	New Owner	09107001200 and 09107001000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SHREE SHOAM, INC.**, a Tennessee corporation, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **GARLAND CAPITAL, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee and being part of Block "E" Plan No. 2 West Nashville of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated March 26, 2007 and known as Job No. 070046 as follows:

BEGINNING at an existing iron pin at the intersection of the northerly margin of Pennsylvania Avenue with the southwesterly margin of Centennial Boulevard, said point of beginning being the easternmost corner of the herein described tract; thence, with the margin of Pennsylvania Avenue, South 89° 36' 46" West 179.97 feet to an iron pin set this survey; thence, leaving the said Avenue and with the line of Malcolm L. Mimms et ux property of record in Book 10927, Page 966, Register's Office for Davidson County, Tennessee, North 00° 06' 59" East 140.76 feet to an existing point on concrete; thence, with the margin of the said Centennial Boulevard South 52°10' 00" East 227.50 feet to the point of BEGINNING, containing 12,665 Square Feet more or less (0.29 Acres +/-).

BEING all of the same property conveyed to Shree Shoam, Inc., a Tennessee corporation by Warranty Deed dated April 30, 2007 from Leslie E. Parker and wife, Patricia Ann Parker, of record in Instrument No. 20070502-0052424, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of December, 2015.

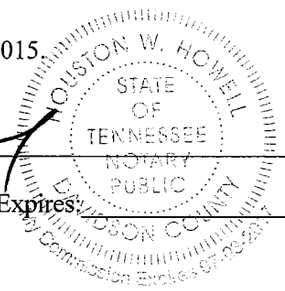
SHREE SHOAM, INC.,
a Tennessee corporation

By: _____
Name: Bhargavkumar S. Shah
Its: Secretary

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bhargavkumar S. Shah with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of SHREE SHOAM, INC., a Tennessee corporation, the within-named bargainor, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand, at office, this 21st day of December, 2015.



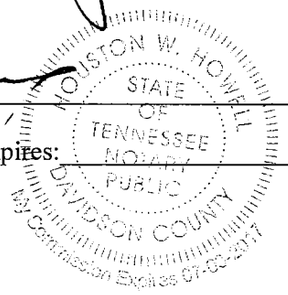
Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me this
21st day of December, 2015.



Notary Public
My Commission Expires:

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 091-07-0-012-00 and 091-07-0-010-00.

3. The Matters set forth on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

I, Houston Howell, do hereby make oath that I am a licensed attorney and/or 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.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17