File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160020295 DEEDWARR
Recvd: 03/11/16 14:36 3 pgs
Fees:18.00 Taxes:203.50
20160311-0023599

W & I Ref: (Cash) Title No.: 58170
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pearl Properties, LLC, a Tennessee limited liability company 805 3rd Avenue North Nashville, TN 37201	SAME

TAX MAP PARCEL NUMBERS: 08111019700

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$55,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Metropolitan Office for Development, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pearl Properties, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the northerly 32 feet of Lot No. 385, in McGavock and others addition, a plan of which is of record in Book No. 21, at page 41, of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 385 fronts 32 feet on the west side of 17th Avenue North (formerly James Street), in the city of Nashville, Tennessee, and extends back westwardly between parallel lines 170 feet to an alley on which it fronts 32 feet.

Being the same property conveyed to Metropolitan Office for Development, LLC, by Warranty Deed from Clarence Summey dated April 8, 2015, recorded on May 6, 2015, of record as Inst. No. 20150506-0041368, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 21, page 41, said Register's Office.

This is unimproved property, known as 1611 17TH Avenue North, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of March, 2016

Metropolitan Office for Development, LLC

By: _____
Deven V. Patel, Managing Member

Metropolitan Office for Development, LLC

By: _____
Anoop V. Patel, Managing Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Deven V. Patel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member** (or other officer authorized to execute this instrument) of **Metropolitan Office for Development, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Davidson County Tennessee this the 4th day of March, 2016

CRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

_____
Notary

My Commission Expires: _____

State of _____

County of _____

Before me, the undersigned, personally appeared, **Anoop V. Patel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member** (or other officer authorized to execute this instrument) of , the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Davidson County Tennessee this the _____ day of March, 2016.

_____
Notary

My Commission Expires: _____

PLEASE SEE NOTARY ATTACHMENT

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $55,000.00.

_____
Affiant

Sworn and subscribed before me this 10th day of March, 2016.

_____
Notary

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

On 3/8/16 (Date) before me, STEVEN A. WAGNER NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared ANOOP V. PATEL (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STEVEN A. WAGNER
COMM. # 2101687
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Exp. Feb. 28, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 3/4/16

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ANOOP V. PATEL	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☑ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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