BILL GARRETT, Davidson County
Trans:T20160021067 DEEDWARRSP
Recvd: 03/15/16 11:02 2 pgs
Fees:13.00 Taxes:2368.00
20160315-0024439

LINDA SUE HAND

TO: *SPECIAL WARRANTY DEED*

SHRI GANESHAY 1604 INC

THIS SPECIAL WARRANTY DEED OF REALTY, executed as of the 11th day of March, 2016, by Grantor, **LINDA SUE HAND**, to Grantee, **SHRI GANESHAY 1604 INC, a Tennessee Corporation**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, certain realty situated in the Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land situated in the 10th, formerly the 20th Civil District, of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the old pike with the new Tennessee Highway U.S. 41, the Springfield and Nashville Pike; thence the old pike, South 35 degrees East 150 feet; South 29 degrees East 100 feet; South 21 degrees East 164 feet to a point in the center of the pike opposite the mouth of a ditch; thence with said ditch or drain North 67 ½ Degrees East 160 feet to Highway U.S. 41 at the end of a culvert; thence with said highway North 45 Degrees West 450 feet to the beginning, containing .75 of an acre.

Excepting from said .75 acre that portion thereof which was conveyed to the State of Tennessee by deed from Herman J. Hensen and wife, Lawrence Jean Hensen, recorded in Book 6169, page 733, said Register's Office and which is described as follows:

Beginning at a point 82.96 feet left of Station 195+15 of proposed State Route 11 (U.S. 41); thence with the margin of Old Springfield Road northwestwardly 73 feet, more or less, to a point; thence with the proposed margin of state Route 11 (U.S. 41) southeastwardly 70 feet, more or less to the point of beginning and containing 815 square feet.

BEING the same property conveyed to Randal Peyton Hand and wife, Linda Sue Hand, by deed from Bill Richardson and wife, Delores W. Richardson, of record in Instrument No. 20031203-0173721, dated December 2, 2003, said Register's Office. The said Randal Peyton Hand having since died on or about June 11, 2013, leaving Linda Sue Hand the surviving tenant by the entireties.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

TITLE EXCEPTIONS

1. Governmental zoning, building and subdivision laws, ordinances and regulations.

2. Taxes for the year 2016.

3. Other encumbrances, easements or encroachments of record or discernible from a visual inspection or survey of the property, except for the lien of any deed of trust or mortgage.

TO HAVE AND TO HOLD said property to it, and to its successors and assigns forever in fee simple.

That Grantor (1) covenants that she is lawfully seized and possessed of said property; that she has full power and lawful authority to sell and convey same; and Grantor will forever warrant and defend the title to the property herein conveyed unto Grantee and to its successors and assigns against all persons lawfully claiming the same from, through, or under it, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

LINDA SUE HAND Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda Sue Hand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of March, 2016.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires:

Sept 26, 2017

Notary Public

Property Owners Name and Mailing Address:

SHRI GANESHAY 1604 INC
1604 Springfield Hwy
Goodlettsville, TN 37072-4260

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

Property Address:

1604 Springfield Hwy
Goodlettsville, TN 37072

Map and Parcel No.:

007-00-0-036.00

STATE OF TENNESSEE, ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $640,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th day of March, 2016.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by:
Christina M. Bartee, Attorney
BATSON NOLAN PLC
105 5th Avenue West, Suite 201
Springfield, TN 37172