BILL GARRETT, Davidson County
Trans:T20160069300 DEEDQC
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Fees:17.00 Taxes:0.00
20160810-0083259

This instrument prepared by
ASHLEY, ASHLEY & ARNOLD
ATTORNEYS AT LAW
DYERSBURG, TENNESSEE

(Without benefit of abstract, title search, title opinion or certification as to accuracy of property description.)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, WE, VINOD M. PATEL and wife, ANJANABEN PATEL, individually and as partners of COLLINS PARK HOTEL GENERAL PARTNERSHIP, do hereby convey and quitclaim all of my interest unto CHANDUBHAI PATEL and wife, URMILABEN C. PATEL, their heirs and assigns, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

TRACT NO. 1:

Land in Davidson County, Tennessee, being **Lot No. 2** on the Plan of Bellwood Acres, of record in Book 4460, Page 195, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows:

Beginning at an iron pin on the Southerly boundary of the Seaboard Systems Railroad Property, and being the Northwest corner of Lot No. 1 on the Plan of Bellwood Acres and also being the Northeast corner of the property described herein; thence leaving the said Southerly boundary of the Seaboard Systems Railroad property and with the westerly line of the said Lot No. 1, also being the Bobby Lawson Property as of record in Book 7328, Page 291, said Register's Office, South 31 deg. 59 min. 20 sec. West 192.63 feet to an iron pin in the Northerly right of way of I-24; thence along the said right of way North 62 deg. 09 min. 54 sec. West 359.99 feet to an iron pin; thence North 54 deg. 28 min. 42 sec. West 310.15 feet to an iron pin; thence leaving the right of way of I-24, and along the Easterly boundary of the Bobby Lawson Property of record in Book 8011, Page 117, said Register's Office, North 31 deg. 54 min. 02 sec. East 148.30 feet to an iron pin; thence North 32 deg. 02 min. 25 sec. East 50.05 feet to an iron pin in the Southerly boundary of the Seaboard Systems Railroad Property; thence along the said Southerly boundary of South 58 deg. 07 min. 04 sec. East 668.79 feet to the point of beginning.

TRACT NO. 2:

An access and utility easement for the benefit of Tract No. 1 over and across Lot No. 1 of Bellwood Acres, as shown on the Plan of Bellwood Acres of record in Book 4460, Page 195, in the Register's Office for Davidson County, Tennessee, described according to a survey dated September 29, 19997, prepared by J.

Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows: Beginning at a point North 32 deg. 00 min. East from the Southeastern most corner of Tract No. 1 described above; thence North 32 deg. 00 min. East 25.0 feet to a point; thence South 58 deg. 00 min. East 86.94 feet to a point; thence South 73 deg. 58 min. East 22.43 feet to a point; thence North 84 deg. 37 min. East 123.48 feet to a point; thence South 58 deg. 00 min. East 107.30 feet to a point in the Westerly margin of Bell Road; thence with the said margin South 45 deg. 39 min. West 24.00 feet to a point; thence leaving the said margin, North 58 deg. 00 min. West 83.50 feet to a point; thence along a curve to the left with a radius of 22 feet a distance of 14.35 feet tto a point; thence South 84 deg. 37 min. West 109.43 feet to a point; thence along a curve to the right with a radius of 30 feet a distance of 11.21 feet to a point; thence North 73 deg. 58 min. West 230.00 feet to a point; thence North 58 deg. 00 min. West 90.45 feet the point of beginning.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, right-of-way, and roadways, zoning and other matters as may affect the premises.

This property is assessed as **Map & Parcel #16300018600**, in the Tax Assessor's Office for Davidson County, Tennessee.

The property address: 400 Collins Park Drive, Antioch, TN 37013.

This being the same property conveyed unto Grantor by Quitclaim deed dated March 3, 2014, of record at Instrument Number 20140303-0017680, all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all improvements and appurtenances thereunto belonging, unto the said CHANDUBHAI M. PATEL and wife, URMILABEN C. PATEL, their heirs and assigns forever.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 4th day of August, 2016.

Vinod M. Patel

Anjanaben Patel

STATE OF TENNESSEE
COUNTY OF Dyer

Personally appeared before me, the undersigned Notary Public for County and State aforesaid, being duly commissioned and qualified, VINOD M. PATEL and wife, ANJANABEN PATEL, individually and as partners of Collins Park Hotel General Partnership, personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing and attached instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office in Dyersburg, Dyer County, Tennessee, this the 4th day of August, 2016.

Marianna Williams
Notary Public

MARIANNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY

My Commission Expires: 3/21/20

STATE OF TENNESSEE
COUNTY OF Dyer

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2016.

Marianna Williams
Notary Public

My Commission Expires: 3/21/20

MARIANNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY

MAIL TAX NOTICES TO:
New Owner
Chandubhai M. Patel
400 Collins Park Dr.
Antioch, TN 37013