BILL GARRETT, Davidson County
Trans: T20160077871 DEEDQC
Recvd: 09/06/16 13:36 3 pgs
Fees: 17.00 Taxes: 0.00
20160906-0093417

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Shiv Investment Group, GP

970 S. Jefferson Ave.
Cookeville, TN 38501-4018

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Sanjay D. Patel
AFFIANT

ALLISON HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me this 29th day of August, 2016.

Map/Parcel: 093-12-0-352.00
092-12-0-353.00
092-12-0-354.00
092-12-0-355.00

NOTARY PUBLIC
My Commission Expires: Sept. 10 2018

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sanjaybhai D. Patel,** Grantor, hereby quitclaims and conveys all his right, title and interest to the hereinafter described property to **Shiv Investment Group, GP, a Tennessee general partnership,** Grantee. Said property conveyed herein is described as follows:

Map\Parcel: 092-12-0-354.00
Believed to have the address of 218 15th Avenue N.

Land in Davidson County, Tennessee, being the south half of Lot number fifty-eight in Hynes' - Addition (Hines Addition) to Nashville, Tennessee, a plan of which is recorded in Minute Book "B", Page 85, (Book 1, Page 21) of the Chancery Court of Davidson County, Tennessee. Said south half of Lot No. 58 fronts thirty-two and one-half feet on the easterly side of Fifteenth Avenue North (formerly Stonewall St. and formerly Carroll Street), and runs back on the north line about one hundred seventy-four (174) feet and on the south line about one hundred seventy-one (171) feet to an alley on which it measures thirty-two (32) feet.

Map\Parcel: 092-12-0-353.00

Believed to have the address of 220 15th Avenue N.

Land in Davidson County, Tennessee, being the north one-half of Lot No. 58 on the Map of Hynes Addition to Nashville, of record in Minute Book B, Page 85, Chancery Court at Nashville.

Said part of said lot fronts 32-1/2 feet on the east side of 15th Avenue North formerly Stonewall Street, and runs back between lines, 177 feet on the northerly line, and 174 feet, more or less on the southerly line, to an alley on which it measures 32 feet.

Map\Parcel: 093-12-0-352.00
Believed to have the address of 222 15th Avenue N.

Land in Davidson County, Tennessee being the southerly part of Lot No. 57 on the Plan of Hynes' Addition of Nashville, as of record in Minute Book "B", page 85, and Plan Book No. 1, page 21, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at the corner of Lot Nos. 57 and 58; thence with the line between said two lots eastwardly 177 feet to the westerly margin of an alley; thence with said alley northwardly 31 feet to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of Record in Book 546, page 281, Register's Office for said County; thence with Story's southerly line Westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 31 feet to the beginning,

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being the northerly 15.5 feet of the southerly 31 feet of Lot No. 57 on the Plan of Hynes' Addition of Nashville, as of record in Minute Book "B", Page 85, and Plan Book No. 1, page 21, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 15' Avenue North, formerly Carroll Street, at a point that is 15.5 feet northerly from the common corner of Lot Nos. 57 and 58; thence, with a severance line running parallel to the line between said lots, eastwardly to the westerly margin of an alley; thence with said alley northwardly 15.5 feet, more or less, to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, page 281, Register's Office for said County, and conveyed to the Grantee by deed from WILDER PROPERTIES, LTD., dated December 23, 1999, of record as Instrument No. 199912280307540, said Register's Office; thence with the Grantee's existing southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 15.5 feet to the beginning.

Map\Parcel: 092-12-0-355.00
Believed to have the address of 216 15th Avenue

Land in Davidson County, Tennessee, being the North part of Lot No. 59 on the Map of Hines Addition, of record in Book 1, Page 21, Chancery Court at Nashville, Tennessee,

Said part of said lot fronts 35 feet on the westerly side [incorrectly stated as easterly side in Book 2880, page 355] of 15th Avenue North, as widened and runs back between parallel lines, 166 feet more or less to an alley.

All the above being property conveyed to Sanjaybhai D. Patel by Warranty Deed from The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20150204-0010493, dated January 30, 2015, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as

may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set his signature on this the 29th day of August, 2016.

Sanjay D. Patel

Sanjaybhai D. Patel

ALLISON HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Sanjaybhai D. Patel**, whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29th day of August, 2016.

Notary Public

My Commission Expires: Sept. 10, 2018