BILL GARRETT, Davidson County
Trans:T20160106818 DEEDWARR
Recvd: 12/05/16 14:59 2 pgs
Fees:13.00 Taxes:5735.00
20161205-0127489

WARRANTY DEED

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$1,550,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2016.

Notary Public

My commission expires: 12-16-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law, 144 Uptown Square, Murfreesboro, TN
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mukeshkumar K. Patel and Sangitaben Patel	**Same**	**061 150 319.00**
3710 Gallatin Pike		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE,

Kwik Sak Real Estate Holdings, LLC

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Mukeshkumar K. Patel and Sangitaben Patel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the City of Nashville, County of Davidson and State of Tennessee, to-wit:

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 227 on the Revised Plan of part of Inglewood Place, as of record in Book 421, Page 137, Register's Office for Davidson County, Tennessee.

SAID Lot No. 227 fronts 62 feet on the southerly side of Stratford Avenue and runs back 205 feet more or less on the easterly line and 220 feet more or less on the westerly line, with the easterly margin of the right-of-way of the Nashville and Gallatin Interurban Railway (now abandoned) to a dead line, measuring 103 feet thereon.

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 228 on the Plan of the Revision of part of Inglewood Plan, as of record in Book 421, page 137, Register's Office for Said County, the said Lot No. 228 being parts of Lots Nos. 228 and 229 on the Map Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Stratford Avenue 124 feet east of the easterly margin of the right-of-way of the Nashville and Gallatin Inter-urban Railway Company, said point being the corner of Lots Nos. 228 and 229 on the Revised Plan; thence at right angles southwardly along the west line of Lot No. 229 in said Revised Plan 205 feet to the northerly line of Lot No. 225-A in said Revised Plan; thence west along the

north line of Lots 225-A and 225-B 100 feet to the southeast corner of Lot No. 227; thence northeastwardly along the east line of said Lot No. 227 to Stratford Avenue; thence eastwardly along the southerly margin of Stratford Avenue 62 feet to the beginning.

Together with all right, title and interest of Grantor in and to the adjoining streets, highways and alleys.

and as further described as follows:

A tract of land in Davidson County, Tennessee, being lots numbers 227 & 228 on the Revised Plan of Part of Inglewood Plan as of record in Book 421, page 137 R.O.D.C. TN and described as follows:

Beginning at a point in the intersection of the Eastern R.O.W. margin of Gallatin Pike and Southern R.O.W. margin of Stratford Ave., thence with the R.O.W. margin of Stratford Ave. S81 degrees 10'42"E 123.50 ft. to an iron pin, thence S8 degrees 46'W 204.63 ft. to an iron pin, thence N 81 degrees 16'W 203.11 ft. to an iron pin in the Eastern R.O.W. of Gallatin Pike thence N 30 degrees 00'E 219.79 ft. to the point of beginning. Said tract containing 0.7676 Ac. more or less.

BEING a part of the same property conveyed to Kwik Sak Real Estate Holdings, LLC by Successor's Trustee deed of record in Instrument 20061005-0123764, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Instrument Number 20020304-0026825 and corrected in Instrument Number 20020311-0029919; to the restrictive agreement of record in Instrument Number 20020312-0030894, and, to any and all other matters as shown on plat of record in Book 421, page 137, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **3710 Gallatin Pike, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. The GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of November, 2016.

Kwik Sak Real Estate Holdings, LLC

By: Neil Patel, Authorized Signator

STATE OF FLORIDA)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Neil Patel, Member** of **Kwik Sak Real Estate Holdings, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Signator** of **Kwik Sak Real Estate Holdings, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Neil Patel** as **Authorized Signator.**

Witness my hand, at office, this **18th** day of **November, 2016.**

Notary Public

L WALKER
MY COMMISSION #FF030413
EXPIRES October 12, 2017
(407) 398-0153 FloridaNotaryService.com

My Commission Expires: 10/12/2017

2/2