BILL GARRETT, Davidson County
Trans:T20160112269 DEEDWARR
Recvd: 12/21/16 10:20 3 pgs
Fees:18.00 Taxes:925.00

20161221-0133987

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashish Patel	Ashish Patel	02200013500
(NAME)	(NAME)	
221 West Main St.	221 West Main St.	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, First Baptist Church of Joelton, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashish Patel, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Joelton Village, Section Two, of record in Book 6050, Page 231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to First Baptist Church of Joelton from Ronald E. Waller and Debora L. Waller, Husband and Wife, by Quitclaim Deed dated December 23, 2014 of record in Instrument No. 20150109-0002477, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ronald E. Waller and Debora L. Waller, Husband and Wife from Norma P. Harvison, a married woman and Charles E. Harvison, her Husband, by Warranty Deed dated October 16, 2000 of record in Instrument No. 20001017-0102943, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF JOELTON VILLAGE, SECTION TWO, OF RECORD IN BOOK 6050, PAGE 231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

***** ALSO SUBJECT TO THE FOLLOWING SPECIFIC RESTRICTIONS WHICH ARE PERMANENT IN NATURE AND SHALL RUN WITH THE LAND THEREFORE APPLYING TO THE GRANTEE HEREIN HIS SUCCESSORS AND/OR ASSIGNS : NO PORTION OF THE PROPERTY MAY BE UTILIZED FOR PURPOSES OF A COCKTAIL LOUNGE, BAR, ANY OTHER ESTABLISHMENT THAT SELLS ALCOHOLIC BEVERAGES, ADULT BOOK STORE, ADULT THEATRE, ADULT AMUSEMENT FACILITY, ANY FACILITY SELLING OR DISPLAYING PORNOGRAPHIC MATERIALS OR HAVING SUCH DISPLAYS, MASSAGE PARLOR, ANY INDUSTRIAL USE (INCLUDING, WITHOUT LIMITATION, ANY MANUFACTURING, SMELTING, RENDERING, BREWING, REFINING, CHEMICAL MANUFACTURING OR PROCESSING, OR OTHER MANUFACTURING USES), ANY MINING OR MINERAL EXPLORATION OR DEVELOPMENT EXCEPT BY NON-SURFACE MEANS, AN ASSEMBLY HALL, OFF TRACK BETTING ESTABLISHMENT, BINGO HALL, ANY USE INVOLVING THE USE, STORAGE, DISPOSAL OR HANDLING OF HAZARDOUS MATERIALS OR UNDERGROUND STORAGE TANKS, ANY FACILITY FOR THE SALE OF PARAPHERNALIA FOR USE WITH ILLICIT DRUGS, A RESTAURANT, OR ANY USE WHICH CREATES A NUISANCE. MR. PATEL WILL BE USING THE CHOICE HOTEL FRANCHISE TO BUILD A HOTEL ON THE PROPERTY AND CAN RENAME OR REFLAG THE HOTEL IF NEEDED IN THE FUTURE. THE HOTEL AND THE REMAINING LAND WILL ADHERE TO THESE RESTRICTIONS IN THE FUTURE AND THE REMAINING LAND CAN BE DEVELOPED IF NEEDED BUT WILL ADHERE TO THE DEED RESTRICTIONS INCLUDED HEREIN. THESE RESTRICTIONS ARE ACKNOWLEDGED BY, BUYER, ASHISH PATEL BY AND THROUGH HIS ATTORNEY IN FACT, UMANGBHAI PIYUSHKUMAR PATEL, THIS 15TH DAY OF DECEMBER, 2016**

ASHISH PATEL BY ATTORNEY IN FACT

Ashish Patel by Umangbhai Piyushkumar Patel, Attorney in Fact

unimproved ☑

This is improved ☐ property, known as 7175 Whites Creek Pike, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 15th day of December, 2016.

FIRST BAPTIST CHURCH OF JOELTON, INC.

Billy Denny, Jr.
Chairman of the Board of Directors

Sherrie Wilkerson
Secretary of the Board of Directors

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy Denny** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Chairman of the Board of Directors** of **First Baptist Church of Joelton, Inc.**, the within named bargainor, a corporation, and that he as such **Chairman of the Board of Directors** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such **Chairman of the Board of Directors**.

WITNESS my hand and seal, this 15th day of December, 2016.

My Commission Expires: 11-5-19

Notary Public,

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sherrie Wilkerson with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of the Board of Directors of First Baptist Church of Joelton, Inc., the within named bargainor, a corporation, and that she as such Secretary of the Board of Directors being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by herself as such Secretary of the Board of Directors.

Witness my hand and seal, this 15th day of December, 2016

My Commission Expires: 11-5-19

Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Umangbhai Piyushkumar Patel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHISH PATEL, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHISH PATEL.

Witness my hand and official seal, this the 15th of December, 2016.

Notary Public

My Commission Expires: 8/20/19

(SEAL)

