WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066325 DEEDWARR
Recvd: 08/02/17 10:33 2 pgs
Fees:13.00 Taxes:4717.50
20170802-0078508

J-VB-17-1415-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kane LLC	**New Owner**	
(NAME) P.O. Box 68552	(NAME)	**71-11-36.00**
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAI GANESH INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KANE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the County of Davidson, State of Tennessee, and further described as follows:

Being a tract of land located on the easterly margin of Dickerson Pike in the 5th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning North 50 degrees 29 minutes 21 seconds East, 16.21 feet from a railroad spike in the East margin of Dickerson Pike, (73.5 R.O.W.) point being the northwesterly corner of the Donald E. and Michael E. Wall tract of record in Instrument No. 20040325-0033914, R.O.D.C., TN;

Thence, following the easterly right-of-way margin of Dickerson Pike North 25 degrees 04 minutes 26 seconds East, 25.10 feet to an iron pin;

Thence, with a curve to the left having a radius of 2905.00 feet, a central angle of 2 degrees 39 minutes 07 seconds, an arc length of 132.76 feet and a chord of North 23 degrees 25 minutes 43 seconds East, 156.23 feet continuing along the east margin of Dickerson Pike and the T. and J. T. Patel property of record in Instrument No. 20051024-0128333, R.O.D.C., TN, to a point, said point being the southwest corner of the Patricia E. Wall property recorded in Book 8626, Page 397, R.O.D.C., TN, and also being located South 18 degrees 07 minutes 14 seconds West, 182.05 feet from a railroad spike located on the easterly right-of-way margin of Dickerson Road and its intersection with the northerly right-of-way margin of Gatewood Avenue;

Thence, South 78 degrees 35 minutes 13 seconds East, 256.95 feet along said Patricia E. Wall property south boundary to a point in the west line of 10' Alley No. 2019 now closed;

Thence, along the westerly side of said Alley South 11 degrees 22 minutes 07 seconds West, 138.99' to a point in the north line of the aforementioned Donald and Michael Wall tract, said point being the northeast corner of said tract,

Thence, North 81 degrees 13 minutes 02 seconds West, 290.53 feet along the north line of said Donald and Michael Wall tract, to the point of beginning and containing 0.910 acres or 39,624,449 square feet, more or less, according to a survey prepared by Phillip E. Holmes, Jr., RLS #1728, dated June 30, 2008.

TOGETHER with that portion of Alley No. 2019 closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 096-475 in the County Clerk's Office for said County.

Being the same property conveyed to Sai Ganesh Inc., a Tennessee corporation, by Warranty Deed from Ekdant Inc., a Tennessee corporation, recorded November 15, 2013 in Instrument No. 20131115-0118412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee.
- Conveyance to Metropolitan Government of record in Instrument No. 20050512-0053640, Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewer/Storm Drainage of record in Book 3993, Page 250, Register's Office for Davidson County, Tennessee.

- Subject to an alley closing and any easement(s) retained in Ordinance No. 096-475, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1415 Dickerson Pike, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 31st DAY OF JULY, 2017.

Sai Ganesh Inc., a Tennessee Corporation

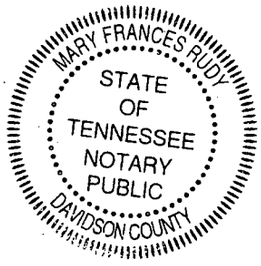
BY: _____
Sandipkumar Hajariwala
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SANDIPKUMAR HAJARIWALA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of SAI GANESH INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 31st of July, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212