Bill Garrett Davidson County
Batch# 8931 DEEDWARR
10/05/2017 11:34:30 AM 6 pgs
Fees: $33.00 Taxes: $4,532.50
20171005-0102404

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26056-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sanjay D. Patel 821 Murfreesboro Pike Nashville, TN 37217	New Owner	10504006700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Buy Wholesale, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Sanjay D. Patel** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference.

Being all of the same property conveyed to Buy Wholesale, Inc., a Tennessee corporation by general Warranty Deed dated February 2, 2015 from JKN Partnership, a Tennessee general partnership, of record in Instrument No. 20150205-0010819, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of Alley No. 94, Alley No. 156 and an unnumbered alley included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 85-935 and Bill No. 93-526, filed in the County Court Clerk's Office for said County.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 4th day of October, 2017.

BUY WHOLESALE, INC., a Tennessee corporation

By: _____
Name: John Adams
Its: Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Adams with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Financial Officer of BUY WHOLESALE, INC., a Tennessee corporation, the within-named bargainor, and that he as such Chief Financial Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Financial Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of October, 2017.

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me this
4th day of October, 2017.

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1.18.2018

EXHIBIT A
Legal Description

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 449 and 450 in Maury and Claiborne's Addition and 25 feet of ground to the west thereof, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said lot of ground fronts 125 feet on Perkins Street and Runs back between parallel 120 feet, more or less, to a 12-foot alley. Said lots being situated on the northeast corner of Perkins Street and Lincoln Avenue.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 448 in Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said Lot No. 448 fronts 50 feet on the northerly side of Perkins Street and runs back between parallel lines to an alley in the rear.

TRACT III

Land in Davidson County, Tennessee, being part of Lot No. 439 in Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County and part of a 25-foot strip lying between the westerly line of said Lot. No. 439 and the easterly margin of Lincoln Avenue, as now established, described together as follows:

Beginning on the easterly margin of Lincoln Avenue at its intersection with the southerly margin of Lafayette Street, as widened; thence with the easterly margin of Lincoln Avenue, southwardly 111 feet 7 inches, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 33 feet 3 inches to the southwest corner of the property conveyed to John Goodloe and wife by deed from Mary E. Lynch, of record in Book 655, Page 375, said Register's Office; Thence with the westerly line of said Goodloe property, northwardly 119 feet 1 inch, more or less, to the southerly margin of Lafayette Street, as widened, thence with said Street, westwardly and around a curve southwestwardly, in all 58 feet, more or less, to the beginning.

TRACT IV

Land in Davidson County Tennessee, being part of Lot No. 439 in Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County and described as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at a point 16 feet south of the original north line of Lot No. 439, said point being also 2 feet west of the west line of Lot No. 440; thence in a parallel with and 2 feet west of the west line of Lot No. 440, southwardly 112 feet to the northerly margin of an alley; thence with the same, westwardly 34 feet 2 inches; thence northwardly 119 feet 1 inch, more or less, to the southerly margin of Lafayette Street, as widened; thence with the same, eastwardly 34 feet 4 inches to the beginning.

TRACT V

Land in Davidson County, Tennessee, being the westerly one half of Lot No. 440 on a map of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lot No. 440 fronts 31-1/2 feet on the southerly side of Lafayette Street or Murfreesboro Road, as widened, and runs back 110 feet, more or less, on the westerly line and 109 feet, more or less, on the easterly line to an alley, measuring 29-1/2 feet, more or less, thereon.

TRACT VI

Land in Davidson County, Tennessee, bounded on the north by Lafayette Street, on the east by Corenswet Property, on the south by Perkins Street and on the west by the Carlock Property and an alley more particularly described as follows:

Beginning at an iron pin on the southerly margin of Lafayette Street, 243.85 feet westerly of Lewis Street; thence, leaving Lafayette Street, S 10 degrees 15 minutes 25 seconds W, 210.49 feet to an iron pin on the northerly margin of Perkins Street; thence with Perkins Street, N 81 degrees 43 minutes 07 seconds W, 57.66 feet to an iron pin; thence, leaving Perkins Street, N 07 degrees 51 minutes 56 seconds E, 131.80 feet to an iron pin on the northerly margin of Alley Number 156; thence, with Alley Number 156, N 81 degrees 51 minutes 22 seconds W, 39.78 feet to a pin; thence, with the easterly margin of an alley, N 05 degrees 46 minutes 51 seconds E, 107.90 feet to an iron pin on the southerly margin of Lafayette Street; thence with said southerly margin, S 66 degrees 55 minutes 51 seconds E, 114.14 feet to the point of beginning, according to a boundary survey by Charles B. Moseley, Jr., Registered Land Surveyor No. 778, dated August 30, 1993.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, a lien, but not yet due and payable. Map and Parcel 10504006700.

3. All Matters as shown on the plan, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

4. Lease Agreement by and between E. Hutchison Carlock and Music City Record Distributors, Inc., dated September 17, 1969, of record in Book 4371, Page 24, Register's Office for Davidson County, Tennessee.

5. Permanent Easement Agreement to Nashville Gas Company, of record in Book 9602, Page 298, Register's Office for Davidson County, Tennessee.

6. Easements retained in the closing of several alleys which adjoin the herein-described property, a portion of said alleys having been closed, vacated and abandoned in Metropolitan Government of Nashville and Davidson County Bills No. O85-935 and O93-526, and therein identified as Alleys No. 94, 156 and an unnumbered alley.

7. Easements for cut slope in Minute Book 41, Page 261 and Minute Book 26, Pages 461 and 462 and stated in the deed, of record in Instrument No. 20120723-0064722, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019