Bill Garrett Davidson County
Batch# 16780 DEEDWARRSP
10/23/2017 12:07:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171023-0108324

**Prepared by and return to:**

**Robert L. Scruggs, Attorney**
**2021 Richard Jones Road, Suite 220**
**Nashville, Tennessee 37215**

# SPECIAL WARRANTY DEED

| Address Of New Owner(s) | Send Tax Bills To: | Tax Parcel Numbers: |
|---|---|---|
| The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County<br>201 Fifth Avenue South<br>Nashville, TN 37203 | SAME AS NEW OWNER | **Map 093-14**<br>**Parcel 047100** |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RAS, LLC, a Tennessee Limited Liability Company** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 20TH day of October, 2017.

**RAS, LLC**

**By:** _____
**Rakesh Aggarwal, Sole Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Rakesh Aggarwal**, 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 **Sole Member of RAS, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at office located in Nashville, Tennessee this 20th day of October, 2017.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

My Commission Expires: _____

Notary Public

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*Affidavit of Consideration*

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

Affiant

Sworn to and subscribed before me, this 20th day of October, 2017.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

My Commission Expires: _____

NOTARY PUBLIC

**EXHIBIT "A"**

Legal Description of the Property

Land in Davidson County, Tennessee, being more particularly described as follows according to a survey by Phillip E. Holmes, Jr., License No. 1728, dated October 17, 2005;

Beginning at an iron pin on the easterly margin of Fifth Avenue and the southerly margin of Elm Street, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Thence N 66 deg. 25' 26" E, 175.24 feet along Elm Street to an iron pin;

Thence S 23 deg. 36' 01" E, 250.00 feet along alley no. 146 to an iron pin;

Thence S 66 deg. 25' 26" W, 31.83 feet along Lafayette Street to an iron pin;

Thence N 63 deg. 17' 07" W, 214.21 feet to an iron pin;

Thence with a curve to the left, having a radius of 28.60 feet an arc length of 19.91 feet to an iron pin;

Thence N 23 deg. 36' 01" W, 66.86 feet along Fifth Avenue to the point of beginning.

Being the same property conveyed to RAS, LLC by Warranty Deed from Ruble Sanderson and wife, Brenda Sanderson, filed for record on May 1, 2014 as Instrument No. 20140501-0036816, Register's Office for Davidson County, Tennessee.

**EXHIBIT "B"**

Permitted Exceptions

1. Taxes for the year 2017 are due and payable, taxes for 2018 and subsequent years, a lien not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book "S", page 279, said Register's Office.