Bill Garrett Davidson County
Batch# 24317 DEEDWARR
11/09/2017 10:26:15 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20171109-0115414

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0460CV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2017

JONATHAN R. VINSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
Commission Expires: 04.13.2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
BEEKLEEN LLC 216 Sequoyah Trl Hendersonville, TN 37075	New Owner	018 12 0 086.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sunil C. Patel and wife, Rajeshwari S. Patel

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BEEKLEEN LLC, a Tennessee Limited Liabilty Company

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:

Being Lot No. 7 on the Amended Final Plat Jackson Park Subdivision, as shown by plat of record in Book 6900, Page 745 and previously in Book 6900, Page 430, both in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description and is more fully described as follows:

BEGINNING at an iron pin set at the intersection of the East right-of-way of Dickerson Pike and the Southwesterly right-of-way line of CSX Railroad; thence 1 - with the Southwesterly right-of-way line of CSX railroad South 57 deg. 11 min. 15 sec. East 320.67 feet to an iron pin set; thence 2 - with a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320, Page 400 and Deed Book 2273, Page 595, RODC, TN South 7 deg. 08 min. 06 sec. East 50.00 feet to an iron pin set; thence 3 - North 73 deg. 31 min. 09 sec. West 277.42 feet to an iron pin set; thence 4 - with the East right-of-way line of Dickerson Pike North 3 deg. 49 min. 54 sec. West 145.00 feet to the point of beginning and containing 25,008 square feet or 0.574 acre, more or less according to survey dated June 27, 1988 and August 23, 1991, by R. L. Montoya Land Surveyor No. 697.

BEING the same property conveyed to Sunil C. Patel and wife, Rajeshwari S. Patel by Warranty Deed from Ronald E. Denton a/k/a Ronald Elton Denton, Sr. and wife, Rosemary L. Denton, dated 5/20/05 and recorded on 5/23/05, in Instrument No. 20050523-0057730, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 671 North Main Street, Goodlettsville, TN 37072.

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; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of November, 2017.

Sunil Patel
Sunil C. Patel

R.S. Patel by Sunil Patel Attorney-in-Fact
Rajeshwari S. Patel by Sunil C. Patel as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Sunil C. Patel
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of November, 2017.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 04.13.2021

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Sunil C. Patel, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Rajeshwari S. Patel as her true and lawful attorney in fact and acknowledged that such person executed the same as the free act and deed of Rajeshwari S. Patel, as referenced by power of attorney of record in Instrument No. 20100617-0047197, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of November, 2017.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public at Large
My commission expires: 04/13/2021