WARRANTY DEED

Bill Garrett Davidson County
Batch# 36559 **DEEDWARR**
12/13/2017 08:46:01 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00

20171213-0126838

B-AR-17-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Sanjay Patel	new owner	
(NAME)	(NAME)	**081-00-0-045.00**
821 Murfreesboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **CHARLES BINKLEY AND EATHERLY FAMILY HOLDING COMPANY, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANJAY PATEL,** 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:

Tract 1:

Land in Davidson County, Tennessee, being part of Tract 9 on the Map of G.W. Ankenbauer Estates, as divided in Chancery Court under Rule No. 65611, described according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, October 8, 1965, as follows: Beginning at a point on the southwesterly margin of Clarksville Pike, said point being 775 feet northwesterly from the center line of 28th Avenue, thence North 55 deg. 50 min. West 949 feet, and continuing with the same, North 55 deg. 50 min. West 187.2 feet to the edge of water of the Cumberland River; thence with the same in a southwesterly direction 970 feet, more or less, to a point in the northern boundary line of the C.A. Waterson property; thence with the same as follows: South 71 deg. 27 min. East 126.3 feet; thence South 73 deg. 19 min. East 375.3 feet to a 20 inch elm tree and South 76 deg. 41 min. East 629.4 feet to an iron pin; thence North 34 deg. 10 min. East 595.6 feet to the beginning, containing 20.40 acres, more or less. Included in the above description but excluded therefrom is that portion of the property conveyed to the State of Tennessee for a Right-of-Way for Highway purposes of record in book 5321, page 964 and Book 5392, page 32, said Register's Office and that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4845, page 945, said Register's Office. Included in the above but specifically excluded therefrom is the property in Book 8351, page 671, said Register's Office.

Tract 2:

Reservation of easement and right to construct a sewer line as retained by Charles Binkley in the deed to Ghenwa Eltiti recorded as Instrument No. 20070605-0066967, in RODC, TN.

Being the same property conveyed to Charles Binkley and Eatherly Family Holding Company, a Tennessee general partnership by Special Warranty deed from Riverview Homes, LP of record in Instrument No. 20080724-0076112 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on July 24, 2008.

This conveyance is subject to:
• Taxes for the year 2017, a lien due and payable, but not delinquent.
• Deed for Right of Way Purposes of record in Book 5321, Page 964 and Book 5392, page 32 , in the Register's Office for Davidson County, Tennessee.
• Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, Page 945, in the Register's Office for Davidson County, Tennessee.
• Reservation of Easement and right to construct a sewer line of record in Instrument Number 20070605-0066967, in the Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Book 2443, Page 297, in the Register's Office for Davidson County, Tennessee.
• Right of Way and Easement for a Gas Pipeline of record in Book 1450, Page 518, in the Register's Office for Davidson County, Tennessee.
• Easement and Right of Way of record in Book 4969, Page 567, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easement of record in Book 5624, Page 864, in the Register's Office for Davidson County, Tennessee.
• 50 foot easement of record in Book 3948, Page 928, and regrant of easement of record in Book 4238, page 561, in the Register's Office for Davidson County, Tennessee. Memorandum and Order of record in Instrument No. 20100218-0012381, Register's Office for Davidson County, Tennessee, extinguishing the 50 foot easements.
• Construction and Slope Easements of record in Book 4845, Page 945, Book 5321, page 964 and Book 5392, page 32, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4166, Page 30, in the Register'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: **0 Clarksville Pk., Nashville, Tennessee 37208**.

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 8th DAY OF DECEMBER, 2017.

Charles Binkley

Eatherly Family Holding Company, a Tennessee General Partnership

BY: _____
Stephen B. Eatherly
Partner

BY: _____
Robert M. Eatherly
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of December, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN B. EATHERLY, signing for EATHERLY FAMILY HOLDING COMPANY, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of EATHERLY FAMILY HOLDING COMPANY, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of December, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. EATHERLY, signing for EATHERLY FAMILY HOLDING COMPANY, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of EATHERLY FAMILY HOLDING COMPANY, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of December, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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