Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
RUDRA INVESTMENTS LLC 1902 Dickerson Rd. Nashville, TN 37207	060-00-0-046.00 060-00-0-043.00 060-00-0-045.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN		

Bill Garrett Davidson County
Batch# 37332 DEEDWARRSP
12/15/2017 10:55:51 AM 3 pgs
Fees: $18.00 Taxes: $17,767.40

20171215-0127927

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DVR LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **RUDRA INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

TRACT 1: (2820 Dickerson Pike) 060-046.00 A tract of land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of Lands of Claiborne Y. Hooper, deceased, of record in Minute Book "A", page 693, and in Minute Book "C", page 400, of the Chancery Court, and described according to a copy of a survey thereof made June 6, 1946, by Z. J. Wilkinson, Surveyor, as follows: Beginning at a point in the westerly margin of Dickerson Road or Pike, as now widened, and located, at the northeast corner of the property of Burnett Morris, said point being approximately 190 feet north from the intersection of the continuation of the north margin of a lane and said Pike; thence along the margin of said Pike, North 12 deg. 15' East 370 feet, more or less, to the south margin of a new 30-foot road way lying along the north line of this property, and along the south line of the Vaughn Property, said roadway being established by this survey; thence along the south margin of said roadway, North 89 deg. 45' West 420 feet to a stake; thence South 9 deg. 15' West 364.8 feet to a stake in a fence line, being Burnett Morris's north line; thence with said fence South 89\'b0 30' East 400 feet to the point of beginning, containing 3.38 acres, more or less.

TRACT 2: (2828 Dickerson Pike) 060-043.00 Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the lands of Claiborne Y. Hooper, of record in Minute Book "A", page 693, and Minute Book "C", page 400, Chancery Court at Nashville, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated October 12, 1959 as follows: Beginning at a point at an iron pin on the westerly margin of Dickerson Pike, said point being the southeast corner of the property conveyed to Henry E. Gentry and wife, Hazel Gentry, by deed from Haly Vaughan, Executor, et al, of record in Book 2102, page 157, Register's Office for said County; thence with the westerly margin of Dickerson Pike, North 12 deg.15' East 217 feet to an iron pin; thence North 89\'b0 West 500 feet to an iron pin; thence South 1 deg. 30' East 217 feet to an iron pin in a fence; thence South 89 deg. 45' East 450 feet to an iron pin in the westerly margin of Dickerson Pike, the point of beginning.

TRACT 3: (0 Dickerson Pike) 060-045.00 A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Property located on the West side of Dickerson Pike in the City of Nashville, 2nd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 45.00 on Davidson County Property Map 60, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated October 2, 2017 and known as Job No. 17092, as follows: BEGINNING at an existing iron pin in the westerly right-of-way of Dickerson Pike, approximately 60 feet from the center. Said pin being the Northernmost Northeast corner of the herein-described tract and the Southeast corner of the Paul D. Hussey property of record in Deed Book 8193, page 588, Register' s Office for Davidson County, Tennessee (Parcel 43). Thence, from said POINT OF BEGINNING, along the westerly right-of-way of Dickerson Pike, S 13 deg.07' 17" W - 30.04' to an existing iron pin at the Northeast corner of the Paul D. Hussey property of record in Deed Book 8626, page 954, Register's Office for Davidson County, Tennessee (Parcel 46). Thence, leaving the right-of-way of Dickerson Pike, along the northerly and westerly line of Hussey, N 88 deg. 03'43" W - 419.88' to an iron pin by a power pole; Thence S 10 deg. 41'31" W - 367.41' to an existing iron pin at a fence corner, in the northerly line of the 2816 Dickerson, L.L.C. property of record in Instrument No. 20150507-0065810, Register's Office for Davidson County, Tennessee (Parcel 113). Thence, along the northerly line of 2816 Dickerson, L.L.C., N 87 deg.19'10' W - 742.19' to an iron pin set at the Southwest corner of the

herein-described tract; Thence, leaving the northerly line of 2816 Dickerson, L.L.C., with the easterly line of Parcel 44, N 02 deg. 40'51" E - 393.74' to an iron pin set in the southerly line of the Pine Ridge Subdivision. Thence, along said line, S 86 deg. 58'23" E - 477.28' to an existing iron pin; Thence S 87 deg. 50'25" E -290.00' to an existing iron pipe at the Southwest corner of the Paul D. Hussey property, (Parcel 43) aforementioned. Thence with the southerly line of Hussey, S 88 deg. 03'43" E - 451.58' to the POINT OF BEGINNING, containing 7.22 acres, more or less.TRACT 1:

Being the same property conveyed to DVR LLC, A Tennessee limited liability company by Special Warranty Deed from Paul David Hussey as of record in Instrument No. 20171215-0127926 **, Register's Office for Davidson County, Tennessee.**

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2018, a lien, not yet due and payable.
2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 723 and Book 4026, Page 640, in the Register's Office for Davidson County, Tennessee. (TRACT 1)
3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 719 and Book 4026, Page 636, in the Register's Office for Davidson County, Tennessee. (TRACT 2)
4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, Page 636, in the Register's Office for Davidson County, Tennessee. (TRACT 3)
5) Ingress/egress Easement of record in Book 2244, Page 257, in the Register's Office for Davidson County, Tennessee. (TRACT 3)
6) All matters as shown on the survey by Crenshaw Land Surveying, William E. Crenshaw, TN R.L.S. #2395, dated October 2, 2017 and known as Job No. 17092. (TRACT 3)
7) Declaration of Ingress, Egress, and Utility Easement of record in Instrument Number 20171023-0108208, in the Register's Office for Davidson County, Tennessee. (TRACTS 1 and 3)

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,802,000.00

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 13 day of December, 2017.

Notary Public

My Commission Expires: 3-6-18

This is property located at **0, 2820 & 2828 Dickerson Rd., Nashville, TN 37207**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns,

against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 13th day of December, 2017.

DVR LLC, a Tennessee limited liability company

By:_____
Name: Dharmesh Patel
Title: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DHARMESH PATEL, 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 MEMBER of DVR LLC, the within named bargainor, a TENNESSEE LIMITED LIABILITY COMPANY, and that he such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as MEMBER.

Witness my hand and official seal, at office, this 13th day of December, 2017.

_____
Notary Public

My Commission Expires: 3-6-18

