SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

APandya
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-27-2021

(AFFIX SEAL)

JULIE N. READ NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 39378 DEEDWARRSP
12/19/2017 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20171219-0129087

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division - Admin, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aashra LLC and Hemant V. Pandya	same	095-10-0-128.00
(NAME)	(NAME)	
2425 Atrium Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Raman Bhagat**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Aashra LLC and Hemant V. Pandya**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a Parcel of Land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, Located North of Elm Hill Pike on the Easterly Side of Briley Parkway, Being Lot No. 9, as shown on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to ARAP Partners, a Tennessee General Partnership by Special Warranty Deed dated 03/31/2006 from NAKP, a Tennessee General Partnership of record in Instrument 200604050038962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramon Bhagat, by Quitclaim Deed from ARAP Partners, a Tennessee general partnership and Alpa Patel and Jagisha Patel, of record as Instrument Number 20171218-0128854 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2425 Atrium Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hand(s) this 18th day of December, 2017.

Raman Bhagat

R. V Bhagat

State of Tennessee
County of Rutherford

Personally appeared before me Raman Bhagat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2017.

Notary Public Julie N. Read
My Commission Expires: 2-27-2021

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division - Admin
1630 NW Broad St.
Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY