Bill Garrett Davidson County
Batch# 47803 DEEDWARR
01/16/2018 01:30:30 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20180116-0004500

THIS INSTRUMENT PREPARED BY:
WEST NASHVILLE LAW GROUP, PLLC
4800 Charlotte Avenue
Nashville, Tennessee 37209

30421-6

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
1613 Buchanan Street	New Owner	81-11-213
Properties, LLC		81-11-215
1613 Buchanan Street		
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BHUPAT MEHTA** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **1613 BUCHANAN STREET PROPERTIES, LLC,** a Tennessee limited liability corporation (hereinafter referred to as the "**Grantees**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Tract I
Land in Davidson County, Tennessee being part of Lot No. 357 in McGavock, Wetmore & Others' Second Addition to Nashville, of record in Book 21, Page 41, Registers Office for said County, and described as follows:

BEGINNING at the southeast corner of Buchanan Street; formerly the Hydes Ferry Pike, and 17th Avenue North, formerly James Street being the Northwest corner of said Lot No. 357; thence with the South margin of Buchanan Street eastwardly 100 feet to the Northwest corner of part of said lot formerly owned by Fred Hardel, which was conveyed to him by deed of record in Book 91, Page 310, said Register's Office; thence with Hardel's west line as established by a quitclaim recorded in Book 231, Page 115, said Register's Office, southwardly to the Northeast corner of a part of said lot conveyed by J.M. Tritschler, by deed of record in Book 545, page 643, said Register's Office, westwardly 120 feet to the East margin of said 17th Avenue North; thence with the East margin of said Avenue Northwardly 146 feet to the beginning.

Tract II
Being the southerly part of Lot No. 357 on D.T. McGavock's Addition as of record in Book 21, Page 41, Register's Office for said County and described according to a survey of James A. Hamilton, Jr. Surveyor, dated May 19, 1961, as follows:

BEGINNING at an iron pin in the easterly margin of 17th Avenue North, at the corner of Lots Nos. 357 and 358; thence easterly with the dividing line between said lots, 170 feet to an iron pin in the westerly margin of an alley; thence with said alley in a northerly direction 20.95 feet to an iron pin; thence in a southwesterly direction 170.75 feet to an iron pin in the easterly margin of 17th Avenue North; thence southerly with the margin of said Avenue 57 feet to the point of beginning.

Tract III
BEGINNING at an iron pin in the northerly margin of 17th Avenue North at the corner of Lot No. 357; thence easterly along a line 89 feet to a point; thence westerly 89.3 feet to an iron pin at the northerly margin of 17th Avenue North; thence southerly with the margin of said Avenue, 8 feet to the point of beginning.

Being the same property conveyed to Bhupat Mehta, by Warranty Deed date February 22, 2008 from Rosa S. Shim a single person, Also Known As Rosa Shim Johnson, Rose S. Shim, Rose S. Shim Johnson, and Rosa S. Johnson, of record in Instrument No. 20080226-0018608, Register's Office for Davidson County, Tennessee.

This is improved commercial property known as 1613 Buchanan Street, Nashville, Tennessee together with an unimproved commercial lot situated at 1746 17th Avenue North, Nashville, Tennessee.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of January, 2018.

Bhupat Mehta by Amal Mehta Attorney at Fact
Bhupat Mehta by Amal Mehta, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amal Mehta, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Bhupat Mehta, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Bhupat Mehta for the purpose therein contained, by signing the name of Bhupat Mehta, by himself as Attorney-In-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of January, 2018.

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: May 03, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me this 11th day of January, 2018.

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: May 03, 2021

Exhibit A
Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map/Parcel Nos. 081-11-0-213-00 and 081-11-0-215-00.

2. All matters as shown on the Plan of Record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

3. A permanent easement and right-of-way for street and sidewalk purposes to the City of Nashville of record in Book 3462, Page 250, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers Service Line, of record in Instrument No. 20060505-0052627, Register's Office for Davidson County, Tennessee.

5. Lease Agreement by and between Bhupat Mehta and Jagar Nazeef Said of record in Instrument No. 20150505-0040505, Register's Office for Davidson County, Tennessee.

6. Lease Agreement by and between Bhupat Mehta and Bolis A. Boktar of record in Instrument No. 20160823-0088307, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019