

STATE OF TENNESSEE 20978
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,875,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Raman G. Dayal	Send Tax Bills To: Raman G. Dayal
(Name) 4410 Franklin Pk	(Name) 4410 Franklin Pk
(Street Address or Route Number) Nashville, TN 37204	(Street Address) Nashville, TN 37204
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 65115 DEEDWARR
03/05/2018 01:47:27 PM 2 pgs
Fees: $13.00 Taxes: $10,637.50
20180305-0020553

Map-Parcel Number(s): 08214006700

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, Thompson I. Ward, a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raman G. Dayal 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:

Land in Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, September 11, 1964, as follows: Beginning at a point in the easterly margin of North First Street at a point 10 feet north of the northwest corner of the property conveyed to Anchof Spring and Bedding Company, now The Royal Barry Carater Mills, by deed of record in Deed Book 340, page 501, Register's Office for said County; thence with the easterly margin of said Street North 14 deg. 30 min. West 142.2 feet to an iron pin in the south line of the L & N Railroad right-of-way as conveyed by deed of record in Deed Book 334, page 28, Register's Office; thence with the south line of said Railroad right-of-way North 57 deg. 45 min. East 445 feet to an iron pin; thence leaving said right-of-way South 25 deg. 41 min. East 100 feet to an iron pin at the foot of a dump; thence with the foot of said dump South 20 deg. 33 min. West 75 feet to an iron pin; thence South 58 deg. 38 min. West 417 feet to the beginning.

BEING the same property conveyed to Thomas I. Ward by Warranty Deed from Frances B. Swift, unmarried, dated April 19, 1996, and filed on April 25, 1996, in Book 10026, page 255, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property known as 151 N. First Street, Nashville, TN 37213.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 2nd day of March, 2018.

Seller

Thompson I. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named THOMPSON I. WARD, the bargainor, 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 office, this 2 day of March, 2018.

Notary Public

My Commission Expires:

7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY