Bill Garrett Davidson County
Batch# 87101 DEEDWARR
05/01/2018 12:14:36 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20180501-0041088

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 44166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 ($120,000.00) DOLLARS, cash in hand paid by KAPIL PATEL, receipt of which is hereby acknowledged, JAI BALAJI, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto the said KAPIL PATEL, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the northwest part of Lot No. 2 on the Map of E. T. Brown's Subdivision, not of record, and described as follows:
>
> BEGINNING at a point on the easterly margin of Cowan Avenue, now called Eastboro Drive, at the common corner of Lots 2 and 3; thence with the line between said lots, Eastwardly 150 feet to a point; thence Southwardly parallel to Eastboro Drive, 50 feet to a point; thence Westwardly 150 feet to the easterly margin of Eastboro Drive; thence with the margin of the same Northwardly 50 feet to the beginning.
>
> Being the same property conveyed to Jai Balaji, LLC, a Tennessee limited liability company, by deed from Christina Miles Wright (being the same person formerly known as Christina H. Miles), dated December 20, 2013, and of record in Instrument No. 20131223-0129441, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Eastboro Drive (formerly Cowan Avenue).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KAPIL PATEL, his heirs and assigns, forever. And it does covenant with the said KAPIL PATEL, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered except for 2018 Davidson County property taxes which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said KAPIL PATEL, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, JAI BALAJI, LLC, has caused its name to be subscribed hereto by its duly authorized officer on this the 30 day of April, 2018.

JAI BALAJI, LLC

BY: _____
Sailesh T. Patel, Chief Manager

BY: _____
Raxaben S. Patel, Secretary

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sailesh T. Patel and Raxaben S. Patel, Secretary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary, respectively, of JAI BALAJI, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such officers, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as such officers.

WITNESS MY HAND and official seal at office in said County this 30th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2/27/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2/27/21

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Tax Map & Parcel:
091 13 0 268.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
KAPIL PATEL
5600 O'Brien Avenue
Nashville, TN 37209