THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 19787

Bill Garrett Davidson County
Batch# 90284 DEEDWARR
05/09/2018 08:22:38 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180509-0044239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 ($250,000.00) DOLLARS, cash in hand paid by JAI BALAJI, LLC, a Tennessee limited liability company, receipt of which is hereby acknowledged, I, DAVID WILSON PAGE (also known as DAVID W. PAGE), have bargained and sold, and by these presents do transfer and convey unto the said JAI BALAJI, LLC, a Tennessee limited liability company, and assigns, a certain tract or parcel of land as follows:

> Land in the Eighth Civil District of Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point on the northerly margin of O'Brien, formerly Martha, Street at the southeast corner of the property conveyed to Lewis Wright and wife, by deed from Will Bennett and wife, of record in Book 2340, Page 192, Register's Office for Davidson County, Tennessee; thence with said Wright's easterly line Northerly 150 feet, more or less, to the southerly margin of a 12 foot alley, being said Wright's northeast corner; thence with the southerly margin of same Easterly 50 feet, more or less to the northwest corner of the property conveyed to James R. Covington and wife, by deed from James H. Tidwell and wife, of record in Book 2994, Page 416, said Register's Office; thence with the said Covington's westerly line Southerly 150 feet, more or less, to the northerly margin of O'Brien Street, being said Covington's southwest corner; thence with the northerly margin of O'Brien Street 60 feet more or less, to the beginning.
>
> Included in said description but excluded herein is the property conveyed to the State of Tennessee in Instrument No. 20010511-0048983, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David W. Page by deed from Pam Bruce, dated February 26, 2018, and of record in Instrument No. 20180227-0018449, in the Register's Office of Davidson County, Tennessee.
>
> This property is subject to the right-of-way of O'Brien Avenue and Interstate 40, a controlled access highway.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAI BALAJI, LLC, a Tennessee limited liability company, its successors and assigns, forever. And I do covenant with the said JAI BALAJI, LLC, a Tennessee limited liability company, that I am lawfully seized and possessed of the said land in Fee Simple; have 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 I do further covenant

and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JAI BALAJI, LLC, a Tennessee limited liability company, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 1st day of May, 2018.

DAVID WILSON PAGE

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DAVID WILSON PAGE (also known as DAVID W. PAGE), with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 1st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2/27/21

JORDAN B. OSPORN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00, 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 1st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2/27/21

JORDAN B. OSPORN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON

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Tax Map & Parcel:
091-14-044.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
JAI BALAJI, LLC
5600 O'Brien Avenue
Nashville, TN 37209