| Address New Owner: | Map-Parcel Number(s) | Send Tax Bills To: |
|---|---|---|
| Kane, LLC<br>P.O. Box 68552<br>Nashville, TN 37206 | 07107008500 | Same as New Owner |
| This instrument prepared by:<br>Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SHREE DUTT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **KANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

**Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Section Two, Trinity Commercial Subdivision, of record in Plat Book 9700, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.**

**Being the same property conveyed to Shree Dutt LLC, a Tennessee Limited Liability Co., by Warranty Deed from Davang V. Patel, a married man, and Harsad V. Patel, a married man, of record in Instrument No. 20050225-0021160, in the Register's Office of Davidson County, Tennessee, dated February 18, 2005 and recorded on February 25, 2005.**

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

### PERMITTED EXCEPTIONS

1) Taxes for the year 2018, a lien, not yet due and payable.
2) Subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Trinity Commercial, as recorded in Plat Book 9700, Page(s) 129, in the Register's Office of Davidson County, Tennessee.
3) Easement recorded in Instrument No. 20100720-0056811, in the Register's Office of Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 112557 **DEEDWARRSP**
07/05/2018 08:03:04 AM 2 pgs
Fees: $13.00 Taxes: $10,360.00



20180705-0064783

STATE OF Tennessee

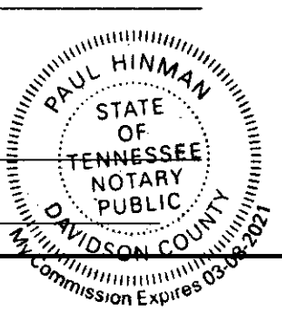
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00

Affiant

Subscribed and sworn to before me this 29 day of Jun, 2018.

Notary Public
My Commission Expires: _____




This is improved property located at **1902 Dickerson Pike, Nashville, TN 37207**

**TO HAVE AND TO HOLD** the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the 28 day of June, 2018.

**Shree Dutt, LLC, a Tennessee Limited Liability Company**

**By:** Vipul Desai
**Name: Vipul Desai**
**Title: Member**

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared VIPUL DESAI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Shree Dutt, LLC, the within named bargainor, a Tennessee limited liability company, and that he such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and official seal, at office, this 28 day of June, 2018.

Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SD-18-1002H