Bill Garrett Davidson County
Batch# 118086 DEEDWARRSP
07/18/2018 02:15:21 PM 4 pgs
Fees: $23.00 Taxes: $17,205.00
20180718-0070126

Deed

FROM: Maverick Management, LLC, a Tennessee limited liability company

TO: Sri Ganesha LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Sri Ganesha LLC c/o Pinal Patel 141 W Twelve Stones Crossing Goodlettsville, TN 37072	(same)	Map 60 Group 4 Parcel 100

THIS INSTRUMENT PREPARED BY: Law Office of Jatin A. Shah, PLLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $4,650,000.00.

Affiant

Subscribed and sworn to (or affirmed) before me on this 17th day of July, 2018 by Pinal S. Patel, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature of Notary Public

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

(Notary seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAVERICK MANAGEMENT, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **SRI GANESHA LLC**, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

See **Exhibit A** attached hereto for complete Legal Description

This is improved property known as: **3200 Dickerson Road, Nashville, TN 37207**

This conveyance is subject to: (i) real estate taxes and assessments for the year 2018; (ii) all encumbrances and matters of record listed on **Exhibit B**; (iii) matters set forth on a current survey; and (iv) all governmental and quasi-governmental laws, ordinances and regulations. (collectively, the "Permitted Exceptions"); provided, however, that the reference to the Permitted Exceptions shall not be deemed to re-impose any of same.

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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 my hand this 17th day of July, 2018.

By: _____
Name: Miten V. Patel
Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Miten V. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Member of, Maverick Management, LLC, the within named bargainor, and that he as such Managing Member of Maverick Management, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Managing Member.

Witness my hand and seal at my office in Nashville, Tennessee, this the 17th day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 11-12-2018

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Please return to:
Jatin A. Shah, Esq.
P.O. Box 2203
Brentwood, Tennessee 37024

Exhibit A to Special Warranty Deed

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot 1 as shown on the Map of Resubdivision of Sleep Inn, of record as Instrument No. 20030122-0009067, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MAVERICK MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHREEJI GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20020815-0099038, dated August 9, 2002, said Register's Office.

This is improved property known as 3200 Dickerson Road, Nashville, Tennessee 37207.

Exhibit B to Special Warranty Deed

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2018 AND SUBSEQUENT YEARS FOR MAP-PAR. 060-04-0-100.00

2. MATTERS SHOWN ON THE PLAN OF RECORD AS INSTRUMENT NO. 20030122-0009067, SAID REGISTER'S OFFICE.

3. NO INSURANCE IS AFFORDED AS TO THE ACREAGE OR SQUARE FOOTAGE CONTAINED IN THE INSURED PROPERTY.

4. GRANT OF EASEMENT BY AND BETWEEN COMCAST OF NASHVILLE, LLC, AND MAVERICK MANAGEMENT, LLC, OF RECORD AS INSTRUMENT NO. 20100720-0056822, SAID REGISTER'S OFFICE.

5. PERMANENT UNDERGROUND UTILITY AND ACCESS EASEMENT OF RECORD AS INSTRUMENT NOS. 20081009-0102442 AND 20081009-0102443.

6. STORM WATER DETENTION AGREEMENT OF RECORD AS INSTRUMENT NO. 20021125-0145931, SAID REGISTER'S OFFICE.