REGISTER'S USE ONLY:

Karen Y Johnson Davidson County
Batch# 159255 DEEDWARR
11/13/2018 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20181113-0111975

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $470,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9th DAY OF _____, 2018.

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-26-2019

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Corner Storage, LLC
1200 East Old Hickory Blvd.
Part D
Nashville, TN 37115

NEW OWNER:
Corner Storage, LLC
1200 East Old Hickory Blvd.
Part D
Nashville, TN 37115

GENERAL WARRANTY DEED

This indenture is made and entered into this 9th day of November 2018 between JAI LAXMI, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and CORNER STORAGE, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Being Lot No. 1, Corner Storage recorded in Instrument No. 201807180070022, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Tom Rollins and Alf Rollins by Installment Deed from Ann Marlowe Morris and William L. Morris dated January 28, 1976 and recorded January 28, 1976 in Book 4992, Page 367, in said Register's Office for Davidson County, Tennessee. Alf Rollins aka Alfred B. Rollins was divorced by Final Decree in the First Circuit Court for Davidson County, Tennessee (Docket No. 81D 2779) dated November 17, 1981, a certified copy of which is of record in Book 5843, Page 712 in said Register's Office for Davidson County, Tennessee. Said decree vested any interest of Sandra Rollins into Alfred B. Rollins.

Tom Rollins aka Thomas E. Rollins Sr. is deceased. Veratsa R. Rager as Administratrix of the Estate of Thomas E. Rollins Sr. conveyed the one-half interest of Thomas E. Rollins Sr. to Alfred B. Rollins by Quitclaim Deed dated April 30, 1987 and recorded May 1, 1987 in Book 7221, Page 269, in said Register's Office for Davidson County, Tennessee. Veratsa R. Rager and Thomas Edward Rollins Jr. as heirs at law of Thomas E. Rollins Sr. also conveyed their interest in the one-half interest of Thomas E. Rollins Sr. to Alfred B. Rollins by Quitclaim Deed dated July 10, 1989 and recorded July 12, 1989 in Book 7886, Page 694, in said Register's Office for Davidson County, Tennessee. Alfred B. Rollins died testate on August 9, 1997. Alfred B. Rollins devised said property to Ricky Allen Rollins by will of record in Will Book 215, Page 771, in the Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20061212-0153356 in said Register's Office for Davidson County, Tennessee. Also see Agreed Judgment of record in Instrument No. 20061212-0153357 in said Register's Office for Davidson County, Tennessee. Said Ricky Allen Rollins aka Richard A. Rollins filed for protection in the U. S. Bankruptcy Court, Middle District of Tennessee, under Case No. 3:10bk-07526-MH3-7 which case was converted to Case No. 3:10-07774-MH3-7 whereby David G. Rogers was appointed as Trustee. David G. Rogers as Trustee did cause to be filed a Notice of Motion for Approval of Sale of Assets Free and Clear of Interest, Liens, Claims and Encumbrances, a certified copy of which is of record in Instrument No. 20110503-0033744 in said Register's Office for Davidson County, Tennessee and did further cause to be filed an Order Approving Sale of Assets Free and Clear of Interests, Liens, Claims and Encumbrances, a certified copy of which is of record in Instrument No. 20110503-0033745 in said Register's Office for Davidson County, Tennessee. Pursuant to said Motion and Order, David G. Rogers s Trustee for Richard A. Rollins, aka Ricky Allen Rollins, and Rollins Market did convey the same property to Jai Laxmi, LLC, a Tennessee limited liability company by Trustee's Quitclaim Deed dated April 28, 2011 and recorded May 3, 2011 as Instrument No. 20110503-0033746, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 043 16 0 056.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1200 East Old Hickory Boulevard, Nashville, TN 37115-4238.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and the new legal description is derived from the above-referenced plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

JAI LAXMI, LLC,
a Tennessee Limited Liability Company

BY: _____
PARESH PATEL,
PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared PARESH PATEL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the PRESIDENT of JAI LAXMI, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 9th day of November, 2018.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019