WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-DP-18-909-H

Karen Y Johnson Davidson County
Batch# 169711 **DEEDWARR**
12/03/2018 03:47:29 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20181203-0117868

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sainath Baba, LLC	**New Owner**	
(NAME)	(NAME)	**26-150.00**
909 Conference Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAINATH BABA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Northcreek Commons, Section Seven, of record in Plat Book 8250, Page 350, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Included in the above description, but specifically excluded therefrom, is the property conveyed to the City of Goodletttsville, Tennessee, of record in Instrument No. 20010502-0044851, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VLS, LLC, a Tennessee limited liability company, by Warranty Deed from PGST, LLC, a Tennessee limited liability company, recorded May 12, 2003 in Instrument No. 20030512-0063572, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20050106-0002547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 350, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7118, Page 938, Book 7245, Page 958, Book 8195, Page 337, Book 9780, Page 183 and Instrument Nos. 20050106-0002035 and 20050113-0004886, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Charter of Homeowner's Association of record in Book 7250, Page 312, Register's Office for Davidson County, Tennessee.
- Communications Systems Right of Way of record in Book 6799, Page 423, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer and/or Storm Drainage of record in Book 6603, Page 940 and Book 6603, Page 945, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Instrument No. 20010420-0039181, Register's Office for Davidson County, Tennessee.
- Easements to City of Goodlettsville of record in Instrument No. 20010502-0044851, Register's Office for Davidson County, Tennessee.
- Deed of Trust in the original principal amount of $1,145,000.00 payable to Farmers Bank of Lynchburg, as executed by VLS, LLC, on 05/09/2003 and filed for record on 05/12/2003, in Instrument No. 20030512-0063575, Register's Office for Davidson County, Tennessee.
- Assignment of Rentals and Leases from VLS, LLC, to Farmers Bank of Lynchburg, recorded 05/12/2003 in Instrument No. 20030512-0063576, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Conference Drive, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 30th DAY OF NOVEMBER, 2018.

VLS, LLC

BY:_____
Dhruvan Patel
Member

BY:_____
Kausha Patel
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHRUVAN PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of VLS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAUSHA PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of VLS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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