SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178554 **DEEDWARRSP**
12/27/2018 03:52:50 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20181227-0125665

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,100,000.00.

Subscribed and sworn to before me, this the 27th day of December, 2018.

Notary Public

My Commission Expires: 7-5-21

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shree Saibaba 90 LLC 741 Murfreesboro Road Nashville, TN 37210	Map-Par. 106-07-0-061.00	New Owner

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 which are hereby acknowledged, Balu L. Champaneria and wife, Urmila B. Champaneria (herein collectively referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto Shree Saibaba 90 LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot(s) 1, as shown on the map entitled Oliver Subdivision, of record in Plat Book 6050, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to BALU L. CHAMPANERIA AND WIFE, URMILA B. CHAMPANERIA, by deed from RAMESH N. PATEL AND HARISH N. PATEL AND RAMESH N. PATEL, ATTORNEY IN FACT FOR GEETA N. PATEL, of record in Book 8609, page 633, dated April 17, 1992, said Register's Office.

This is improved property located at 741 Murfreesboro Road, Nashville, Davidson County Tennessee 37210.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record.

GRANTORS FURTHER COVENANT with the said Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantors, but no further or otherwise.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors.

WITNESS this the 27th day of December, 2018.

GRANTORS:

B Champaneria

Balu L. Champaneria

U. B. Champaneria

Urmila B. Champaneria

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Balu L. Champaneria and Urmila B. Champaneria, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of December, 2018.

Kimberley J. Raymond

NOTARY PUBLIC

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-21

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