SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,387,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2019.

Notary Public

COMMISSION EXPIRES: 5-6-19

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 217157 DEEDWARRSP
04/12/2019 03:37:30 PM 2 pgs
Fees: $13.00 Taxes: $5,133.75
20190412-0033760

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neil Sanghani	NEW OWNER	104 14 0H 071.00CO
(NAME)	(NAME)	
68 Old Club Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Equitable Trust Company, a Co-Trustee of the Deborah F. Eller 2013 Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil Sanghani, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.7 on the Resubdivision of Lot Nos. 6 & 7, Whitworth, Phase 3, Section 3, as of record in Plat Book 8250, page 677, as amended by Surveyor's Certificate of Correction of record in Book 10415, page 982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equitable Trust Company, Trustee of the Deborah F. Eller 2013 Trust by Trustee's Quitclaim Deed dated June 17, 2014 from Equitable Trust Company, Successor Trustee under Irrevocable Trust Agreement dated June 5, 1985 established by Deborah F. Eller, recorded June 20, 2014, in Instrument Number 20140620005413 4, in the Register's Office for Davidson County, Tennessee. For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a current Certification of said Trust is of record at Instrument Number ——201904120033759——— in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 68 Old Club Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

Equitable Trust Company, as a Co-Trustee of Grantor, has elected to act solely herein on behalf of Grantor pursuant to the authority of §35-15-703 of Tennessee Code Annotated, due to the absence of William H. Frist, the other Co-Trustee, based on its determination that prompt action is necessary in order to achieve the purposes of the Grantor Trust.

File No.: 945-19
Warranty Deed Individual eRec LES rev. 09-2016

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, his heirs, successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, 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 our hands this 12th day of April, 2019.

Deborah F. Eller 2013 Trust, Grantor

By: W. Keith Keisling
W. Keith Keisling Vice President & Trust Officer, for and on behalf of Equitable Trust Company, a Co-Trustee

State of Tennessee)
County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared W. Keith Keisling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be Vice President & Trust Officer for Equitable Trust Company, a Co-Trustee of Deborah F. Eller 2013 Trust, the within named bargainor, and in my presence executed the within instrument, further acknowledging under oath that he executed same for and on behalf of said Co-Trustee of the aforesaid Trust, in his capacity as said Vice President & Trust Officer of said Co-Trustee, being duly authorized so to do, for the purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2019.

Commission Expires: 1/4/2021

P Braunschweig
Notary Public

PATRICIA BRAUNSCHWEIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Jan. 4, 2021

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal):

Notary Signature
My Commission Expires: September 7, 2020

File No.: 945-19
Warranty Deed Individual eRec LES rev. 09-2018