Karen Johnson Davidson County
Batch# 264932 DEEDWARRSP
07/31/2019 04:00:30 PM 6 pgs
Fees: $33.00 Taxes: $8,695.00
20190731-0075696

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201
Attn: Tommy Gossett

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nayan Patel and Sital Patel 2637 Sequoya Trace Murfreesboro, TN 37127	Same	095-16-0-001.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, CHARLES DAVID LITTLE, an individual ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto NAYAN PATEL and SITAL PATEL, husband and wife (collectively, "Grantee"), their successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto.

This is improved property known as 2514 Elm Hill Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantee, their successors and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, their 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 on Exhibit B attached hereto, but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of July, 2019.

CHARLES DAVID LITTLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Maureen T. McGeehan, a Notary Public, Charles David Little, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2019.

Maureen T. McGeehan
Notary Public

My Commission Expires:
May 5, 2020

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $2,350,000.00.

Elizabeth Pruett
Affiant

Subscribed and sworn to before me, this 30th day of July, 2019.

Laci Tanner
Notary Public

My Commission Expires: 2-27-2021

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

EXHIBIT A
Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

ACCORDING TO A SURVEY BY HAROLD F. MORRIS OF SOUTHERN LAND SURVEYING CO., INC. DATED APRIL 14, 1969, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT, AND RUNNING NORTH 67°29' 57" WEST, 263.75 FEET TO AN IRON PIN; THENCE NORTH 7°41' 43" EAST, 224.75 FEET TO AN IRON PIN; THENCE SOUTH 82° 31' 49" EAST, 290.41 FEET ALONG THE SOUTHERN EDGE OF A RIGHT OF WAY TO AN IRON PIN; THENCE SOUTH 14° 32' 11" WEST 295.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.63 ACRES MORE OR LESS.

TRACT 2:

BEING A PART OF LOT NO. 3 ON THE MAP OF ALVIN GILLEM LANDS, AS OF RECORD IN PLAT BOOK 1, PAGE 141, CHANCERY COURT, AND BEING PART OF TRACT 1 OF THE DIVISION OF PART OF SAID TRACT FOR ROY JORDON, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE APRIL 23, 1959, BY WM. COLLIER PARRISH, ASSOCIATES, AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE WEST MARGIN OF ELM HILL ROAD, 994.2 FEET MORE OR LESS WEST OF THE CENTERLINE OF EMERY DRIVE; THENCE WITH THE MARGIN OF ELM HILL ROAD, NORTH 87°49' WEST 60.4 FEET; NORTH 85° 40' WEST 78 FEET; NORTH 74° 35' WEST 97 FEET TO A POST IN A FENCE LINE; WHICH SAID POST IS TO BE REPLACED BY AN IRON PIN; SAID POINT BEING IN THE EAST LINE OF A TRACT CONVEYED TO W. G. DEWCES, AS OF RECORD IN BOOK 1030, PAGE 35, SAID REGISTER'S OFFICE; THENCE WITH DEWCES' EAST LINE, NORTH 7° 30' EAST 313.3 FEET TO AN IRON STAKE; THENCE SOUTH 69° 37' EAST 264 FEET TO AN IRON STAKE; THENCE SOUTH 12° 35' WEST 260.2 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 4915, PAGE 168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HENRY F. WINSTEAD AND WIFE, CHARLINE HICKS WINSTEAD, BY DEED FROM HENRY F. WINSTEAD AND CHARLINE HICKS WINSTEAD, OF RECORD IN INSTRUMENT NO. 20141226011790O, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HENRY F. WINSTEAD HAVING PRE-DECEASED CHARLINE HICKS WINSTEAD, VESTING TITLE IN HER BY OPERATION OF LAW. THE SAID CHARLINE HICKS WINSTEAD HAVING SINCE DECEASED, NAMING CHARLES DAVID LITTLE AS DEVISEE AND EXECUTOR OF HER ESTATE, AS EVIDENCED BY LAST WILL AND TESTAMENT IN INSTRUMENT NO. 201809200093504, AND ORDER OF THE PROBATE COURT IN INSTRUMENT NO. 201809210093744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. All matters shown on plat of record in Plat Book 1, Page 141, in the Register's Office of Davidson County, Tennessee.
3. That portion of the land embraced within the bounds of any public road or thoroughfare.
4. Rights of partics in possession not shown by the Public Records.

26820067.1

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

