WARRANTY DEED

Karen Johnson Davidson County
Batch# 269406 DEEDWARR
08/09/2019 10:52:42 AM 3 pgs
Fees: $18.00 Taxes: $22,570.00

20190809-0079482

J-LA-19-623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,100,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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)
Laxmi 55 LLC	**New Owner**	
(NAME)	(NAME)	
1516 Hampton Street		**026-14-0-005.00** **026-14-0-006.00** **026-14-0-007.00** **026-10-0-020.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **KALPESH R. PATEL, A 17% UNDIVIDED INTEREST, VISHAL A. BANKER, A 33% UNDIVIDED INTEREST, DIVYESH R. GOPAL, A 17% UNDIVIDED INTEREST AND TEJAL S. PATEL, A 33% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAXMI 55 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:

TRACT I: (Map 026-14, Parcel 005)

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 40 fronts 100 feet on the Northerly margin of Wade Circle (South) and extends back 179.6 feet on the Easterly line and 196.3 feet on the Westerly line to a dead line in the rear measuring 110 feet thereon.

TRACT II: (Map 026-14, Parcel 006)

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 41 front 100 feet on the North side of Wade Circle South and runs back 179.6 feet on the West line and 162.3 feet on the East line to a dead line in the rear on which it measures 125 feet.

TRACT III: (Parcel 026-14, Parcel 007)

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, Page 4, Revising Book 1130, Page 69, Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING on the Northerly margin of Wade Circle South at the corner of Lots Nos. 41 and 42; thence with the line between said two lots, Northwardly 162.3 feet to the Southerly line of Lot No. 44; thence with the line between Lot Nos. 42, 43 and 44, Eastwardly 132.5 feet to the Westerly margin of Wade Circle East; thence with same, Southwardly 118.2 feet to the beginning of a curve; thence around said curve with a radius of 50 feet, Southwestwardly 61.61 feet to the Northerly margin of Wade Circle South; thence with same Westwardly 63.1 feet to the beginning.

TRACT IV: (Parcel 026-10, Parcel 020)

LAND in Davidson County, Tennessee, being the Easterly part of Lot No. 43 on the Plan of Terra View Subdivision, Revised, as of record in Book 1424, Page 4, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the Southerly margin of Wade Circle North, 20 feet East of the corner of Lot Nos. 43 and 44; thence with the margin of Wade Circle North, Easterly 30 feet to the concrete monument at the beginning of a curve; thence around said curve Southeasterly 85.1 feet to another concrete monument in the Westerly margin of Wade Circle East; thence with the margin of Wade Circle East, Southerly 107.7 feet to a point; the common corner of Lot Nos. 43 and42; thence with the line between said lots Westerly 80 feet to a point 27.5 feet Easterly from the common Southerly corner of Lot Nos. 43 and 42; thence Northerly 170 feet, more or less, to the point of beginning.

Being the same property conveyed to the within named Grantors by Quitclaim Deed as of record in Instrument No. 20190809-0079481, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 623, 639, 641 and 643 Wade Circle, Goodlettsville, TN
37072.

This conveyance is subject to:
- City of Goodlettsville taxes for the year 2019 and thereafter, for tax parcel identification number 026-14-0-005.00, 026-14-0-006.00, 026-14-0-007.00 and 126-10-0-020.00, not yet due and payable.
- County of Davidson taxes for the year 2019 and thereafter, for tax parcel identification number 026-14-0-005.00, 026-14-0-006.00, 026-14-0-007.00 and 126-10-0-020.00, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TERRA VIEW SUBDIVISION, as recorded in Plat Book 1130, Page(s) 69, as amended in Book 1424, Page 4.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **623, 639, 641 & 643 Wade Circle, 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 8th DAY OF AUGUST, 2019.

Kalpesh R. Patel

Vishal A. Banker

Divyesh R. Gopal

Tejal S. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPESH R. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VISHAL A. BANKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIVYESH R. GOPAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

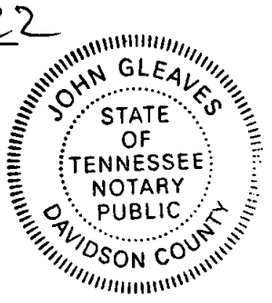


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEJAL S. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212