Karen Johnson Davidson County
Batch# 270290 DEEDWARR
08/12/2019 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $11,192.50
20190812-0080398

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,025,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2019. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kalpesh R. Patel Divyesh R. Gopal Metrocenter Partnership, LLC 520 Greenstone Lane Mt. Juliet, TN 37122	New Owners	07016003300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **261 FRENCH LANDING PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **KALPESH R. PATEL** as to a forty percent (40%) undivided interest, **DIVYESH R. GOPAL** as to a forty percent (40%) undivided interest, and **METROCENTER PARTNERSHIP, LLC**, a Tennessee limited liability company, as to a

twenty percent (20%) undivided interest, all as tenants in common, hereinafter called the Grantees, their successors and heirs, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation of Lots 8D-1, 8D-2, and 8E, Metrocenter of record in Instrument No. 20130627-0066243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to 261 French Landing Partnership, a Tennessee general partnership, by Special Warranty Deed from Charles W. Fawcett III, of record as Instrument No. 20170622-0062921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2019 Metro taxes which have been prorated and assumed by Grantee. Grantee shall pay 2019 Metro taxes prior to delinquency and shall indemnify and hold harmless Grantor therefrom.

2. Matters shown on the Plan of record in Instrument No. 20130627-0066243, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Book 5026, page 783, as amended in Book 5035, page 967, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 5242, page 389, as amended in Book 5792, page 787 and Book 7012, page 61, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 9420, page 176, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160705-0068101, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20001228-0127114, Register's Office for Davidson County, Tennessee.

8. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20010727-0079788, Register's Office for Davidson County, Tennessee.

9. Declaration of Agreements, Charges, Assessments and Liens of record in Book 7487, page 952, as amended at Book 10602, page 499, Register's Office for Davidson County, Tennessee.

This is improved property known as 261 French Landing Drive, Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and heirs, forever; and the undersigned does further covenant and bind the undersigned, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantees, their successors and heirs, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Sale of the subject land is made in AS IS. Grantor makes no representations or warranties with respect to the subject property except as specifically set forth herein.

WITNESS my hand this 12th day of August, 2019.

261 FRENCH LANDING PARTNERSHIP,
a Tennessee general partnership

By: _____
Jason Phillips, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON PHILLIPS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of August, 2019.

WESLEY C. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

_____
Notary Public

My Commission Expires: _____

782021.1/020190617

True Copy Certification

I, Wesley D. Turner, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Turner Ray, a notary public for this county and state, Wesley D. Turner, 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: 9/7/21

Notary's Seal

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

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