PREPARED BY:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

AFTER RECORDING, MAIL TO:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Karen Johnson Davidson County
Batch# 309280 DEEDWARR
10/31/2019 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $429.94
20191031-0112115

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **INTERNAL REVENUE SERVICE**, as grantor, **BRIAN G. THOMAS, as ACTING SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office**, in consideration of the bid of **One Hundred Sixteen Thousand Two Hundred and No/100 Dollars ($116,200.00)** by **Darshan Lala**, as grantee, whose mailing address is **1181 Cleveland Hall Blvd., Old Hickory, TN 37138**, has granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto Grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" ATTACHED HERETO

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in "United States of America v. Byron Fernandez-Virula, Sr.," appearing at Case No. 3:15-00070-1, United States District Court, Middle District of Tennessee, Nashville Division, the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, in accordance with the terms of the Final Order of Forfeiture entered by the United States District Court, Middle District of Tennessee,

Nashville Division, in the case of the "United States of America v. Byron Fernandez-Virula, Sr.," appearing at Case No. 3:15-00070-1, United States District Court, Middle District of Tennessee, Nashville Division including the appurtenances thereto and the improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents this 9th day of October, 2019.

Ivory L Williams
WITNESS

Ivory L. Williams
PRINTED NAME

Milton L Peterson
WITNESS

Milton L. Peterson
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE

Brian G. Thomas
Acting Special Agent in Charge
Internal Revenue Service
Charlotte Field Office.

STATE OF North Carolina)
)
COUNTY OF Mecklenburg)

Before the undersigned authority, this day, personally appeared Brian G. Thomas, ACTING SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or _____ as identification.

WITNESS my hand and official seal at the above County and State this the 9th day of October, 2019.

Kim F Ferguson
Notary Public

Kim F Ferguson
Printed Name

My commission expires: 4/14/2020

KIM F FERGUSON
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 4/14/2020

EXHIBIT A

Being Lot Number 45 on the Plan of Rainbow Terrace, Block A, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee. Said Lot Number 45 fronts 75.1 feet on the southerly margin of Blackstone Avenue and extends back 190 feet on the easterly and westerly line to a broken line in the rear measuring 171.5 feet thereon.

Being the same property conveyed to Nancy Aviles, married, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee as recorded in Instrument No. 20121220-0117468, Register's Office for Davidson County, Tennessee.

Being part of the same property forfeited to the United States of America pursuant to the Amended Final Order of Forfeiture in the case stylized as "United States of America v. Bryon Fernandez-Virula, Sr.," NO. 3:15-00070-1 in the United States District Court for the Middle District of Tennessee Nashville Division, recorded on June 11, 2018, in Instrument No. 20180611-0055790, said Register's Office.

This property is commonly known as.

Map & Parcel: 052-02-0-172.00

Street Address: 604 Blackstone Avenue, Madison, TN 37115

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $116,200.00.

Affiant

Subscribed and sworn before me this 29th day of Oct. 2019.

Notary Public
My Commission Expires: _____

NANCY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3 2020

CSSPC File No. 1905k103

New Owner:
Darshan Lala

1181 Cleveland Hall Blvd.

Old Hickory TN 37138

Mail Tax Bill to:
New Owner

AFFIDAVIT FOR RECORDING

I, Cindy S. 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 herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022