WARRANTY DEED

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

File No. LG0004984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M Squared LLC	New owner	
(NAME)	(NAME)	
371 Oakview Dr.	4414 Bush Hill Rd.	050-16-0-012
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Western Enterprises,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M Squared LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 2, OAKVIEW MANOR SUBDIVISION, as shown on plat of record in Plat Book 7900, Page 264, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to G. W. Hire and Gerald Parmer, by Warranty Deed, from Dora H. Cutrel, Myrtle H. Staggs, C. Wallace Hunley, and Ben Hunley, of record in Book 6141, Page 853, in the Register's Office of Davidson County, Tennessee, dated September 13, 1983 and recorded on September 22, 1983.

Being a part of the same property conveyed to Charles W. Evilsizer, by Warranty Deed, from G. W. Hire, one of the partners of G. W. Hire and Gerald Parmer, a partnership, his one-half (1/2) undivided interest, of record in Book 7240, Page 451, in the Register's Office of Davidson County, Tennessee, dated April 1, 1987 and recorded on May 19, 1987.

Being a part of the same property conveyed to Charles W. Evilsizer, by Warranty Deed, from Gerald Parmer, his one-half (1/2) undivided interest, of record in Book 8247, Page 906, in the Register's Office of Davidson County, Tennessee, dated August 27, 1990 and recorded on December 3, 1990.

Being the same property conveyed to Western Enterprises, A Partnership Composed of Lallubhai & Govindbhail Patel, by Warranty Deed, from Charles W. Evilcizer, and wife, Juanita S. Evilcizer, of record in Book 8308, Page 658, in the Register's Office of Davidson County, Tennessee, dated March 12, 1991 and recorded on March 13, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 325738 DEEDWARR
12/05/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20191205-0125857

20191205012585?

unimproved ☐
This is improved ☒ property, known as 371 Oakview Dr., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of December, 2019.

Western Enterprises

By: Lallubhai Patel, Partner

By: Govindbhai Patel, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lallubhai Patel and Govindbhai Patel, Partners, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of Western Enterprises, a Tennessee General Partnership, the within named bargainor, and that they as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Partners.

Witness my hand this 5th day of December, 2019.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)