WARRANTY DEED



Karen Johnson Davidson County
Batch# 369150 DEEDWARR
03/09/2020 09:15:12 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200309-0025937

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$850,000.00**.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2020.

Notary Public

My commission expires: 11-20-2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jai Shri Krishna, Inc.	**Same**	**0751000001.01**
1150 NW Broad St.		
Murfreesboro, TN 37129		

FOR AND IN 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 ACKNOWLEDGE,

Kwik Sak Real Estate Holdings, LLC, a Florida limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jai Shri Krishna, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATE in the First (1st) Councilmanic district of Davidson County, Tennessee, and being part of Reserve Parcel B on the plan of Hermitage Estates of record in Book 3300, page 70 & 71, RODC, and being more particularly described as follows:

Beginning at an existing monument on the northerly margin of Tyler Drive, said point of beginning being the Southwest corner of Lot No. 33 on the plan of Hermitage Estates of record in Book 3300, page 70 & 71, said point of beginning also being the Southeast corner of the herein described tract; thence with the northerly margin of Tyler Drive North 51 degrees 58 minutes 01 seconds West 150.00 feet to an iron pin set this survey; thence with a curve to the right having a radius of 50.00 feet and a long chord of 15.23 feet, said chord having a bearing of North 43 degrees 12 minutes 23 seconds West a distance along the curve of 15.29 feet to an iron pin set this survey; thence with a curve to the right having a radius of 22.00 feet and a long chord of 19.86 feet, said chord having a bearing of North 08 degrees 01 minutes 43 seconds East, a distance along the curve of 20.61 feet to an iron pin set this survey; thence with the easterly margin of Lebanon Road North 34 degrees 51 minutes 14 seconds East 181.03 feet to an existing P.K. nail; thence leaving the margin of Lebanon Road and with a 1 foot concrete retaining wall South 51 degrees 57 minutes 37 seconds East 185.03 feet to an iron pin set this survey in the line of said Hermitage Estates, Lots 31, 32 & 33; thence with the line of Lots 31, 32 & 33 South 38 degrees 01 minutes 59 seconds West 200.25 feet to the point of beginning, containing 35,862 square feet more or less (0.82 acres more or less); according to survey dated August 24, 1994 by Bruce Rainey & Associates.

BEING the same property conveyed to Kwik Sak Real Estate Holdings, LLC by Successor Trustee's Deed of record in Instrument Number 20061005-0123764, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the Restrictive Agreement of record in Instrument Number 20020312-0030900 and partial release of record in Instrument Number 20060803-0094359; to the Memorandum of Lease, Kwik Sak Real Estate Holdings, LLC Lessor and Shri Nara Nary Yan, Inc., Lessee of record, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **4201 Lebanon Rd., Hermitage, TN 37076**

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, its successors and assigns forever. The GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, 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/our hand(s) this 13th day of February, 2020.

Kwik Sak Real Estate Holdings, LLC

Bharat P. Patel

By: Bharat P. Patel, Member

STATE OF FLORIDA)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bharat P. Patel, Member** of **Kwik Sak Real Estate Holdings, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **Kwik Sak Real Estate Holdings, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Bharat P. Patel** as **Member.**

Witness my hand, at office, this **13th** day of **February, 2020.**

Paula P. Arnold

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
PAULA P. ARNOLD
Commission # GG 265624
Expires October 7, 2022
Bonded Thru Budget Notary Services

My Commission Expires: _____