WARRANTY DEED



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)

Karen Johnson Davidson County
Batch# 369163 DEEDWARR
03/09/2020 09:20:58 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200309-0025956

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
Ram Lakhan, Inc.	**Same**	**097000121.00**
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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Ram Lakhan, 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 Thirteenth (13th) Councilmanic district of Davidson County, Tennessee, and being Lot No. 1 on the plan of Kwik Sak Market of record in Book 6050, page 342, RODC, TN and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated September 7, 1994 and known as Job No.: 940318 as follows:

Beginning at an iron pin set on the westerly margin of Old Hickory Blvd. at its intersection with the southerly margin of Mill Road; thence with the westerly margin of Old Hickory Blvd. South 40 degrees 42 minutes 00 seconds East 127.00 feet to an iron pin set this survey; thence leaving the margin of Old Hickory Blvd. South 49 degrees 06 minutes 32 seconds West 171.65 feet to an existing iron pin; thence North 40 degrees 49 minutes 25 seconds West 127.16 feet to an existing iron pin; thence North 49 degrees 10 minutes 25 seconds East 171.55 feet to the point of beginning, containing 21,804 square feet, more or less (0.50 acres more or less); according to survey dated September 7, 1994 by Bruce Rainey & Associates.

BEING the same property conveyed to Kwik Sak Real Estate Holdings, LLC by Successor's Trustees 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 20020312-0630901 and Partial Release of record in Instrument Number 20060803-0094364; to the Least to Kajal, Inc. of record in Instrument Number 20070706-0080474 to Kajal, Inc. and, to any and all other matters as shown on plat of record in Plat Book 650, page 342, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **5835 Old Hickory Blvd., 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, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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: _____