WARRANTY DEED

Karen Johnson Davidson County
Batch# 490532 DEEDWARR
10/06/2020 01:11:09 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20201006-0115771

J-SB-AP-20-1333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shiv Krupa 63, LLC	**New Owner**	
(NAME)	(NAME)	**071-15-0-501.00**
1333 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRUSHNA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIV KRUPA 63, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, Resubdivision of Plan of Eastmoreland, part of Lot 1 of record in Plat at Instrument No. 20200820-0093858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Krushna, LLC, a Tennessee Limited Liability Company by Warranty deed from Mukund Investments, LLC, an Indiana Limited Liability Company of record in Instrument No. 20150622-0059444 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 22, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20200820-0093858, Register's Office of Davidson County, Tennessee.
- Sewer Easement of record in Book 3429, Page 176, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20000922-0094110, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20000929-0096445, in the Register's Office for Davidson County, Tennessee.
- Landscaping Contract of record in Instrument Number 20000929-0096446, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville & Davidson County of record in Instrument Number 20031022-0156550, in the Register's Office for Davidson County, Tennessee.
- Agreement for possession of Real Property With Continuing Option To Purchase of record in Instrument Number 20180503-0042029, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1333 Dickerson Pike, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF OCTOBER, 2020.

Krushna, LLC, a Tennessee Limited Liability Company

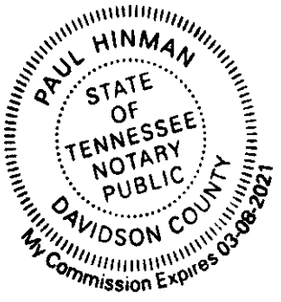
BY:_____
Aarika Patel
Member

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARIKA PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KRUSHNA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212