# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 778506 DEEDWARRSP
12/22/2021 12:31:10 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20211222-0169258

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

J-NP-21-140

**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) |
|---|---|---|
| **Martin Realty of Montgomery County LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **1048 Ashley St., Ste 401** | | **071-06-0-052.00** |
| (ADDRESS) | (ADDRESS) | |
| **Bowling Green, KY 42103** | | |
| (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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANJAY PATEL, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARTIN REALTY OF MONTGOMERY COUNTY LLC, A OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, fully described in **Exhibit A** hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in **Exhibit B** hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

This is **improved** property known as: **140 Artic Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 20th DAY OF DECEMBER, 2021.

Sanjay Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANJAY PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

## EXHIBIT A
## Legal Description

A tract or parcel of land located in the County of Davidson, State of Tennessee, to wit:

Being the Westerly 60 feet of Lot No. 21, the Easterly part of Lot No. 21, and the Westerly part of Lot No. 20, on the Map of John Scruggs Subdivision of 8 acres, as recorded in Plat Book 161, Page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the Northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by Ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the Northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue Westwardly 72 feet to a point; thence Northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence Eastwardly with the center line of said alley 72 feet, more or less, to a point; thence Southerly and parallel with the Westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: Beginning at a point in the Northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence Westwardly 58 feet to a point; thence Northwardly 135 feet, more or less, to the center of an abandoned alley; thence Eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence Southerly and parallel with the Westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the Westerly portion of Lot 20 to the point of beginning.

Being the same property conveyed to Sanjay Patel from Leonard A. Stephens and Judith T. Stephens by Warranty Deed as of record in Instrument No. 20211217-0167324, Register's Office for Davidson County, Tennessee.

## EXHBIT B
## Permitted Exceptions

This conveyance is subject to:

A. Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
B. Any and all existing easements and restrictions as shown of record not stated herein