This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 783674 **DEEDWARRSP**
01/04/2022 10:52:52 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00

20220104-0001101

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Sanjay D. Patel	New Owner	**13500025000**
821 Murfreesboro Pike		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Gillcrest, LLC. A Tennessee limited liability company** have this day bargained and sold, and do hereby transfer and convey unto the said **Sanjay D. Patel, a Married Man**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING land in the Second Civil District of Nashville, Davidson County, Tennessee, and being a portion of the Mary A. Douglas, Trustee, property of record in Book 1300, Page 580, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a concrete monument at the southeast corner of Tract Twenty Nine of Nashboro Village, as of record in Plat Book 6250, Page 711, said Register's Office, said monument being N 17 degrees 45' 25" East 479.48 feet from an iron pin in the easterly margin of Murfreesboro Road (State Route I) being at a station 395 + 27 on sheet No. 6, Tennessee State Highway Project 1133-A dated 1959; thence 4 degrees 20' 52" East 366.48 feet to an iron pin new at an old fence post and being 16.96 feet from a concrete monument on the southerly margin of Nashboro Boulevard; thence with the south line of Tract 3 of Nashboro Village, as of record in Plat Book 4675, Page 63, said Register's Office, and continuing on with the Revised Nashboro Village Open Space and Recreational Areas, as of record in Plat Book 4860, Page 72, said Register's Office, S 84 degrees 50' 31" East 1,332.24 feet to an iron pin new at an old fence post; thence S 4 degree 42' 14" West 390.16 feet to an iron pin new; thence S 86 degrees 13' 54" East 998.30 feet to a concrete monument old; thence with the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Plat Book 5200, Page 107, said Register's Office, westerly line, S 3 degrees 25' 57" West 932.50 feet to an iron pin old; thence, S 2 degrees 31' 54" West 220.70 feet to an iron pin new at the southwest corner of said subdivision; thence with the north line of Section Six Edge-of-Lake Estates, as of record in Plat Book 3700, Page 16, said Register's Office, N 85 degrees 56' 23" West 162.30 feet to a concrete monument old at the northeast corner of Lot 389 in Section 6 Edge-of-Lake Estates; thence N 85 degrees 03' 40" West 117.61 feet to an iron pin new at an old fence post; thence with the east line of the Revised Subdivision Plan for the Hermitage "A' Apartments, as of record in Plat Book 6250, Page 193, said Register's Office, N 9 degrees 05' 17" West 964.02 feet to an iron pin new; thence continuing across the north line of the Revised Subdivision Plan for the Hermitage "A' Apartments for the next 5 calls: S 73 degrees 18' 43" West 225.87 feet to an iron pin new; N 85 degrees 53' 17" West 182.42 feet to an iron pin new, S 86 degrees 11' 43" West 30.79 feet to an iron pin new; N 86 degrees 49' 17" West 288.59 feet to an iron pin new, N 85 degrees 40' 55" West 694.80 feet to an iron pin old; thence leaving the Revised Subdivision Plan for the Hermitage "A" Apartments along the north line of the American Apartment Management Company property more particularly described in Book 6021, Page 414, said Register's Office, N 85

degrees 38' 04" West 282.80 feet to an iron pin new; thence leaving the American Apartment Management Company property along the east line of the Mary A. Douglas property, more particularly described in Book 3973, Page 835, said Register's Office and the Pharis T. Douglas and wife property, more particularly described in Book 3973, Page 831, said Register's Office, N 10 degrees 44' 28" West 368.00 feet to an iron pin new; thence with the north line of the Pharis T. Douglas property S 79 degrees 51' 33" West 62.37 feet to the point of beginning and containing 34.21 acres, more or les, according to a survey of Thomas & Miller dated October 7, 1988 (Project No. 88058.11)

Being the same property conveyed to Gillcrest, LLC a Tennessee limited liability company, by Quitclaim Deed from Pharis Throop Douglas, Jr, and wife, Lola M. Douglas, and Mary Ida Louse Douglas Tripp, an unmarried person, recorded February 13, 2009 in Instrument No. 20090213-0012920, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Declaration of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20050520-0057418, Register's Office for Davidson County, Tennessee.
-Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6154, Page 525, Register's Office for Davidson County, Tennessee.
-Easement to Colonial Pipeline of record in Book 3616, Page 396, amended in Book 4610, Page 539, Register's Office for Davidson County, Tennessee.
-Easement for Gas Line of record in Instrument No. 20120224-0016276, Register's Office for Davidson County, Tennessee.
-Easement for Sewer of record in Instrument No. 20050531-0061212, Register's Office for Davidson County, Tennessee.
-Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20051025-0128488, Register's Office for Davidson County, Tennessee.
-All matters set out in survey by Thomas and Miller, dated October 7, 1988 (Project No. 88058.11)
-Subject to litigation pending in the Chancery Court for Davidson County, Tennessee, Docket No. 20-0241-IV, Styled 2538 Edge, LLC vs. Gillcrest, LLC, et al.

This is unimproved property, known as **2314 Murfreesboro Pike, Nashville, TN 37217**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 our hand this 30th day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gillcrest, LLC, a Tennessee limited liability company

BY: _____
Pharis T. Douglas, Jr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHARIS T. DOUGLAS, JR., 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 PRESIDENT of GILLCREST, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,350,000.00.

_____
Affiant

Subscribed and sworn to before me this the 30th day of December 2021.

_____
Notary Public

My commission expires:

