Karen Johnson Davidson County
Batch# 967687 DEEDWARRSP
02/06/2023 08:25:30 AM 6 pgs
Fees: $33.00 Taxes: $15,355.00
20230206-0008242

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-290

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hampton Street Property LLC	Same as Owner	071-02-0-076.00
(NAME)	(NAME)	071-02-0-077.00
3917 Trimble Road		071-02-0-201.00
(ADDRESS)	(ADDRESS)	071-02-0-089.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sai Ram Krupa, LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Hampton Street Property LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcels of real property in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "B" attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is improved property located at 2400 Brick Church Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 1st day of February, 2023.

GRANTOR:

Sai Ram Krupa, LLC,
a Tennessee limited liability company

By: _____
Dharmesh Patel, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dharmesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of Sai Ram Krupa, LLC, a Tennessee limited liability company, the within named Grantor, and that he, being duly authorized, executed of the foregoing instrument on behalf of said Company.

WITNESS my hand, at office, this 1st day of February, 2023.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 11-3-25

EXHIBIT A

LEGAL DESCRIPTION

Those certain tracts or parcels of land located in Davidson County, Tennessee, being more particularly described as follows:

Metro Parcels 071-02-0-076.00 and 071-02-0-077.00

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 11, all of Lot No. 12, Lot No. 13 and Lot No. 14 on the Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 of the W. E. Jones Tract called Avondale Plan, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the southwest corner of Metro Parcel ID 071-02-0-076.00, on the north margin of Avondale Circle (50' R/W), and the east margin of Hampton St (50' RW), the Point of Beginning, thence along the east margin of Hampton St, N 13-41-04 W, 125.0' to the southwest corner of Parcel ID 071-02-0-077.00; thence, N 13-41-04 W. 75.57' to an iron pin at a fence corner at the southwest corner of Parcel ID 071-02-0-078.00; thence, N 78-50-27 E, 140.09' to an iron pin at the west margin of a 10' Alley; thence, following the Alley, S 13-38-00 E, 75.00' to a point; thence, S 13-38-00 E, 127.40' to a point on the North margin of Avondale Rd.; thence, following the north margin S 79-35-33 W, 140.00' to the Point of Beginning, containing 0.65 acres or 28,181 sf, more or less, according to a survey performed by Elkins Surveying Co. dated 9/22/2022.

Metro Parcels 071-02-0-201.00 and 071-02-0-089.00:

Land in Davidson County, Tennessee, being part of Lot No. 1 in Scruggs Avondale Plan, and all of Lot No Lot No. 2 on the Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 of the W. E. Jones Tract called Avondale Plan, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Southwest corner of Metro Parcel ID 071-02-0-201.00 on the north margin of Avondale Circle (50' R/W), the Point of Beginning, thence along and with a 10' alley N 13-39-12 W, 99.86' to an iron pin on the southwest corner of Parcel 071-02-0-088.00; thence, along and with the south line of Parcel 071-02-0-088.00, N 75-58-47 E, 111.88' to an iron pin at the west margin of Brick Church Pk (R/W varies); thence, along and with the west margin of Brick Church Pk S 12-47-58 E, 92.98' to a point on the margin; thence, leaving the margin of Brick Church Pk and following the margin of Avondale Circle (R/W 50') with a curve to the right with an Arc Length of 29.45' and a Radius of 25' to an iron pin; thence, following the margin of Avondale Circle S 80-26-13 W, 86.60' to an iron pin at the Point of Beginning, containing 0.26 acres or 11,476 sf, more or less, according to a survey performed by Elkins Surveying Co. dated 9/22/2022.

All being part of the same property conveyed to Sai Ram Krupa, LLC, a Tennessee limited liability company, by General Warranty Deed from BP & V Group, LLC, a Tennessee limited liability

company, successor in interest to BP & V Group, a Tennessee general partnership, of record in Instrument No. 20090709-0064095, in the Register's Office for Davidson County, Tennessee, dated July 7, 2009, and recorded on July 9, 2009, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20091022-0097838, in the Register's Office for Davidson County, Tennessee, dated October 22, 2009, and recorded on October 22, 2009.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2023 and subsequent years, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. C. SCRUGG'S SUBDIVISION OF AVONDALE PLAN, as recorded in Plat Book 57, Page 125, Register's Office, Davidson County, Tennessee.

3. Permanent and temporary easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10319, Page 833.

202302060008242

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 1, 2023.

Signature
Date: February 1, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025