WARRANTY DEED



My Commission Expires October 25, 2008

Davidson County DEEDWARR
Recvd: 11/06/07 11:28 2 pgs
Fees:13.00 Taxes:10915.00



20071106-0130839

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shri Ganesha Hospitality LLC	Shri Ganesha Hospitality LLC	071-02-0-185.00
(NAME)	(NAME)	
2407 Brick Church Pike	2407 Brick Church Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **MC INNS, INCORPORATED, a Tennessee corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shri Ganesha Hospitality LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING LOT 2 ON THE RESUBDIVISION OF LOTS 1 AND 2, SECOND PLAN OF BROOKLYN AS OF RECORD IN PLAT BOOK 7900, PAGE 109, R.O.D.C. TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE AT THE SOUTHWESTERLY CORNER OF ELSIE PARRISH AS OF RECORD IN DEED BOOK 4358, PAGE 939, R.O.D.C., TENNESSEE, SAID IRON PIN BEING APPROXIMATELY 1233 FEET NORTH OF THE CENTER LINE OF WEST TRINITY LANE AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE,

1. WITH THE SOUTH LINE OF ELSIE PARRISH, N 76° 19' 21" E, 146.70 FEET TO AN EXISTING IRON PIN; THENCE,
2. WITH THE EASTERLY LINE OF ELSIE PARRISH, B.P.C. ENTERPRISES, INC. AND PART OF AKIN PROPERTY, N 11° 44' 11" W, 221.05 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF KATHERINE AKIN MOSS AND THOMAS FOWLER AKIN AS OF RECORD IN BOOK 5027, PAGE 234, R.O.D.C, TENNESSEE; THENCE,
3. WITH THE SOUTH LINE OF AKIN, S 86° 57' 49" E, 472.31 FEET TO AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65; THENCE,
4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, S 5° 56' 40" W, 296.50 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS 1 AND 2 OF THE ABOVE NOTED RESUBDIVISION OF LOTS 1 AND 2, SECOND PLAN OF BROOKLYN; THENCE,
5. WITH THE COMMON LINE BETWEEN LOTS 1 AND 2, N 84° 03' 20" W, 44.0 FEET TO AN IRON PIN; THENCE,
6. S 5° 56' 40" W, 29.46 FEET TO AN IRON PIN SET; THENCE,
7. S 76° 57' 12" W, 316.89 FEET TO AN EXISTING CONCRETE MONUMENT IN THE EASTERLY LINE OF BRICK CHURCH INVESTMENTS, INC.; THENCE,
8. WITH THE EASTERLY LINE OF BRICK CHURCH INVESTMENTS, INC., N 11° 18' 50" W, 103.08 FEET TO AN EXISTING IRON PIN; THENCE.
9. WITH THE NORTH LINE OF BRICK CHURCH INVESTMENTS, INC., S 76° 35' 47" W, 143.10 FEET TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE,
10. WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, N 13° 35' 04" W, 100.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 163.938 SQUARE FEET OR 3.764, MORE OR LESS.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 10319, PAGE 830, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MC INNS, INCORPORATED, A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED FROM HOTEL SOUTH, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 2ND DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030602-0074937, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; restrictions of record in Book 7900, page 109; Easement of record in Book 4190, page 938 and Book 5036, page 247; Reservation of an Alley in Book 754, page 253; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2407 Brick Church Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of October, 2007.

MC INNS, INCORPORATED By: John D. Walker, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John D. Walker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President of MC INNS, INCORPORATED, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John D. Walker as such President.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2007.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008