Address New Owner:	Send Tax Bills to:	Map-Parcel Number(s):
Jai Shree Krishna, LLC 1613 Knox Drive Brentwood, TN 37027	Jai Shree Krishna, LLC 1613 Knox Drive Brentwood, TN 37027	Map 132-15-0, Parcel 060.00 Property address: 4271 Sidco Drive. Nashville, TN 37663

This Instrument Prepared By:
Andrew C. Alexander, Esq.
RRI NC I LLC
605 South Front Street
Columbus, OH 43215

When Recorded Return To:
Attn: Jayesh (Jay) D. Patel
Jai Shree Krishna, LLC
1613 Knox Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120025512 DEEDWARR
Recvd: 04/09/12 11:09 8 pgs
Fees:43.00 Taxes:5439.00
20120409-0029883

LIMITED WARRANTY DEED

#10161
Nashville Fairgrounds – Davidson County, TN

RRI NC I LLC, a Delaware limited liability company, with an address of 5847 San Felipe, Suite 4650, Houston, TX 77057 ("Grantor"), in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, executed to be effective as of APRIL 4 2012, although actually signed on the date reflected in the acknowledgment below, has GRANTED, BARGAINED, SOLD, ALIENATED, CONVEYED AND CONFIRMED and by these presents does hereby GRANT, BARGAIN, SELL, ALIENATE, CONVEY and CONFIRM and by these presents does convey and warrant, with limited warranty covenants, to JAI SHREE KRISHNA, LLC, a Tennessee limited liability company with an address of 1613 Knox Drive, Brentwood, TN 37027 ("Grantee"), fee simple title in and to all that certain parcel or parcels of land in the County and State indicated above,

more particularly described in Exhibit A attached hereto and made a part hereof for all purposes together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels (collectively, the "Premises"), subject, however to the encumbrances described on Exhibit B attached hereto (the "Permitted Encumbrances").

TOGETHER WITH all buildings and improvements now located on the Premises, whether below or above grade level, as well as all the fixtures and systems located therein and thereon, (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"), which are intended to be and remain real property and to be and remain the sole and exclusive property of Grantee and its successors and assigns.

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Premises and the Improvements unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise, subject, however to the Permitted Encumbrances.

TO HAVE AND TO HOLD said Premises and the Improvements, and all privileges and appurtenances including, without limitation, all easements thereto belonging, unto Grantee and its successors and assigns forever.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date and year above written.

RRI NC I LLC,
a Delaware limited liability company

By: Sue Eastman
Name: Sue Eastman
Title: Authorized Signatory

WITNESS:

Kathryn E Helm
Name: KATHRYN E. HELM
Dated: Mar 26, 2012

Margaret S Carr
Name: Margaret S Carr
Dated: 8/26/12

HOMAN RAZUKI
Commission # 1906610
Notary Public - California
San Diego County
My Comm. Expires Oct 30, 2014

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN DIEGO

On 3/26/12 before me, HOMAN RAZUKI,
(Here insert name and title of the officer)

personally appeared SUE CAROL EASTMAN,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

HOMAN RAZUKI
Commission # 1906610
Notary Public - California
San Diego County
My Comm. Expires Oct 30, 2014

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT A

Legal Description

PARCEL I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF REVISION OF LOT 3, SOUTH PLAZA II OF RECORD IN BOOK 6250, PAGE 584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF SIDCO DRIVE, AS DEDICATED BY PLAT OF RECORD IN BOOK 5200, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID POINT BEING NORTH 07 DEG. 56' WEST 329.01 FEET FROM THE NORTH END OF A RADIUS RETURN TO ELYSIAN FIELDS ROAD; THENCE, LEAVING SAID MARGIN AT RIGHT ANGLES, SOUTH 82 DEG. 04' WEST 207.44 FEET TO THE EASTERLY MARGIN OF INTERSTATE 65. BEING NORTH 07 DEG. 10' EAST 380.66 FEET FROM THE NORTHERLY MARGIN OF ELYSIAN FIELDS ROAD; THENCE, WITH SAID MARGIN OF INTERSTATE 65, NORTH 07 DEG. 10' EAST 580.40 FEET TO A POINT, THENCE, LEAVING SAID MARGIN, NORTH 87 DEG. 21' EAST 86.70 FEET TO THE WESTERLY MARGIN OF SIDCO DRIVE; THENCE WITH THE MARGIN OF SIDCO DRIVE, WITH A CURVE TO THE LEFT, 55.01 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 6,237.57 FEET, A CENTRAL ANGLE OF 0 DEG. 30' 19", A TANGENT DISTANCE OF 27.50 FEET AND A CHORD OF SOUTH 02 DEG. 54' EAST 55.01 FEET; THENCE, CONTINUING WITH SAID MARGIN, WITH A CURVE TO THE LEFT, 295.17 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 12,683.93 FEET; A CENTRAL ANGLE OF 01 DEG. 20' 00", A TANGENT DISTANCE OF 147.59 FEET, AND A CHORD OF SOUTH 03 DEG. 50' EAST 295.16 FEET; THENCE, WITH A CURVE TO THE LEFT, 117.26 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2,341.84 FEET, A CENTRAL ANGLE OF 02 DEG. 52' 08", A TANGENT DISTANCE OF 58.64 FEET, AND A CHORD OF SOUTH 05 DEG. 56' EAST 117.25 FEET; THENCE, CONTINUING WITH SAID MARGIN, SOUTH 07 DEG. 56' SOUTH 86.03 FEET TO THE POINT OF BEGINNING, CONTAINING 79,632 SQUARE FEET, OR 1.83 ACRES, MORE OR LESS.

EXCEPTING FROM THE HEREIN DESCRIBED PROPERTY IS THAT PORTION OF THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, OF RECORD IN BOOK 7997, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND DESCRIBED AS FOLLOWS:

LAND LYING IN THE 1 ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A PORTION OF 2ND REVISION OF LOT NO. 3 OF SOUTH PLAZA II AS REVISED IN BOOK 6900, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING FURTHER DESCRIBED ACCORDING TO A SURVEY BY MCCONNELL ENGINEERING CONSULTANTS, INC., AND MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE EXISTING WESTERLY MARGIN OF SIDCO DR., AS DEDICATED BY PLAT OF RECORD IN BOOK 5200, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING N 07 DEG. 58 MIN. 00 SEC. W 329.01 FEET FROM THE NORTH END OF A RADIUS RETURN TO ELYSIAN FIELDS ROAD;

THENCE, LEAVING SAID MARGIN S 82 DEG. 04 MIN. 00 SEC. W 8.71 FEET TO THE SOUTHWEST CORNER OF THE HEREIN Described TRACT; THENCE, ALONG A LINE BEING A CURVE TO THE RIGHT 554.04 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5,147.4,9 FEET, A CENTRAL ANGLE OF 06 DEG. 10 MIN. 01 SEC.; THENCE N 87 DEG. 21 MIN. 00 SEC. E 1.46 FEET TO AN EXISTING IRON ROD ON THE AFOREMENTIONED EXISTING WESTERLY MARGIN OF SIDCO DRIVE; THENCE ALONG SAID MARGIN WITH A CURVE TO THE LEFT 55.01 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A RADIUS OF 6,237.57 FEET, A CENTRAL ANGLE OF 00 DEG. 30 MIN. 19 SEC.; THENCE, CONTINUING WITH SAID MARGIN, WITH A CURVE TO THE LEFT, 295.17 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A RADIUS OF 12,683.93 FEET, A CENTRAL ANGLE OF 01 DEG. 20 MIN. 00 SEC.; THENCE, CONTINUING WITH SAID MARGIN, WITH A CURVE TO THE LEFT 117.26 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A RADIUS OF 2,341.84 FEET, A CENTRAL ANGLE OF 02 DEG. 52 MIN. 08 SEC.; THENCE, CONTINUING ALONG SAID MARGIN S 07 DEG. 56 MIN. 00 SEC. E 86.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.07 ACRES OR 3,100 SQUARE FEET.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

LAND LYING IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A PORTION OF 2ND REVISION OF LOT NO.3 OF, SOUTH PLAZA II AS REVISED IN BOOK 6900, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF SIDCO DRIVE, SAID POINT BEING N 07°58'00" W A DISTANCE OF 329.01 FEET FROM THE NORTH END OF A RADIUS RETURN TO ELYSIAN FIELDS ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 2ND REVISION OF LOT 3 OF SOUTH PLAZA II; THENCE RUN S 82°04'00" W ALONG THE SAID SOUTH BOUNDARY LINE OF SAID 2ND REVISION OF LOT 3 FOR A DISTANCE OF 8.71 FEET TO A POINT ON THE NEW WEST RIGHT-OF-WAY MARGIN OF SIDCO DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 82°04'00" W ALONG THE SAID SOUTH BOUNDARY LINE FOR A DISTANCE OF 198.73 FEET TO THE SOUTHWEST CORNER OF SAID 2ND REVISION OF LOT 3, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY MARGIN OF INTERSTATE 65; THENCE RUN N 07°10'00" E ALONG THE WEST BOUNDARY LINE OF SAID 2ND REVISION OF LOT 3 AND ALONG SAID EAST RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 580.40 FEET TO THE NORTHWEST CORNER OF SAID 2ND REVISION OF LOT 3; THENCE RUN N 87° 21' 00" E ALONG THE NORTH BOUNDARY LINE OF SAID 2ND REVISION OF LOT 3 FOR A DISTANCE OF 86.24 FEET TO A POINT ON THE NEW WEST RIGHT-OF-WAY MARGIN OF SAID SIDCO DRIVE; THENCE RUN ALONG SAID NEW WEST RIGHT-OF-WAY MARGIN, A CURVE TO THE LEFT HAVING A RADIUS OF 5147.49 FEET AND AN ARC LENGTH Of 554.04 FEET, A CHORD BEARING S 04°04'00" E FOR A CHORD DISTANCE OF 653.77 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 1.76 ACRES, MORE OF LESS.

PARCEL 2

TOGETHER WITH THE RIGHTS OVER AND UPON LOT NOS. I AND 2 ON THE PLAN OF SOUTH PLAZA II, OF RECORD TN BOOK 5200, PAGE 441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS ESTABLISHED UNDER DECLARATION OF RECIPROCAL RIGHTS AND

Continue
Exhibit "A"
Legal Description

EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD TN BOOK 5937, PAGE 774, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to RRI NC I LLC, a Delaware limited liability company by quitclaim deed from R-Roof V, LLC, a Delaware limited liability company of record in Instrument No. 20110311-0019669, Register's Office for Davidson County, Tennessee, dated March 2, 2011.

EXHIBIT B

Permitted Encumbrances

1. All matters shown on the Plat of record in Plat Book 6900, Page 19, in the Register's Office for Davidson County, Tennessee.

2. Declaration of Reciprocal Rights and Easements and Restrictive Covenants of record in Book 5937, Page 774, in the Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 10687, Page 986, in the Register's Office for Davidson County, Tennessee.

4. All other recorded matters listed on Schedule B of the Commitment for Title Insurance issued by First American Title Insurance Company and dated effective March 11, 2011.

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $1,470,000.00

Affiant Jayesh D. Pato

Subscribed and sworn to before me this the 4 day of April, 2012

(Affix Seal) *Notary Public*

My commission expires: 5/8/12

CASEY CAVANAH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY