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|---|---|
| THIS INSTRUMENT PREPARED SOLELY FROM DOCUMENTS PROVIDED WITH NO TITLE OPINION BY:<br><br>William Timothy Hill<br>Price, Hill &Kolarich<br>201 4th Avenue North, Suite 1800<br>Nashville, TN 37219 | STATE OF Tennessee<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $-0-.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN to before me, this 24th day of December, 2012<br><br>Notary Public<br><br>My Commission Expires: January 6, 2014 |

Davidson County DEEDQC
Recvd: 01/23/13 08:08 7 pgs
Fees:37.00 Taxes:0.00
**20130123-0007191**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| CONTINENTAL INNS OF AMERICA, 7th & UNION, LLC<br>303 Interstate Drive<br>Nashville, TN 37213 | SAME | 93-5-2/6 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), we, **RAMAN G. DAYAL, SURESH G. DAYAL and RUXMANI V. PATEL**, and **SEVENTH & UNION HOSPITALITY PARTNERS, a Tennessee General Partnership**, consisting of **RAMAN G. DAYAL, SURESH G. DAYAL and RUXMANI V. PATEL,** Grantors, by these presents do hereby quitclaim and convey unto **CONTINENTAL INNS OF AMERICA, 7th & UNION, LLC, a Tennessee Limited Liability Company**, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**SEE ATTACHED EXHIBIT A**

This is improved property known as 701 Union Street, Nashville, Tennessee 37201.

**IN WITNESS WHEREOF,** Grantor has executed this Deed on the date shown.

**GRANTOR:**



**Raman G. Dayal**



**Suresh G. Dayal**

R. V. Patel

**Ruxmani V. Patel**

**SEVENTH & UNION HOSPITALITY PARTNERS, a Tennessee General Partnership**



**By:** _____
**Raman G. Dayal, Partner**



**By:** _____
**Suresh G. Dayal, Partner**

R. V. Patel

**By:** _____
**Ruxmani V. Patel, Partner**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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

**WITNESS** my hand and seal at office at Nashville, Tennessee, on this the 28th day of December, 2012.

Notary Public

My Commission Expires:

PHYLLIS A. SHAW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 5, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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

**WITNESS** my hand and seal at office at Nashville, Tennessee, on this the 28th day of December, 2012.

Notary Public

My Commission Expires:

PHYLLIS A. SHAW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 5, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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

**WITNESS** my hand and seal at office at Nashville, Tennessee, on this the 28th day of December, 2012.

Notary Public

My Commission Expires: 1/6/2014

PHYLLIS ASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Raman G. Dayal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **SEVENTH & UNION HOSPITALITY PARTNERS, a Tennessee General Partnership**, the within named bargainor, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by himself as such partner.

**WITNESS** my hand and seal, this 28th day of December, 2012.

Notary Public

My Commission Expires: 1/6/2014

PHYLLIS ASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Suresh G. Dayal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **SEVENTH & UNION HOSPITALITY PARTNERS, a Tennessee General Partnership**, the within named bargainor, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by himself as such partner.

**WITNESS** my hand and seal, this 28th day of December, 2012.

Notary Public

My Commission Expires: 2014

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Ruxmani V. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of **SEVENTH & UNION HOSPITALITY PARTNERS, a Tennessee General Partnership**, the within named bargainor, and that she, as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by herself as such partner.

**WITNESS** my hand and seal, this 28th day of December, 2012.

Notary Public

My Commission Expires: 2014

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2014

## EXHIBIT A

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lots 136 and 148 on the Map of the Original Town of Nashville, not of record, said property more particularly described as follows:

Beginning at the southwest intersection of Union Street and 7th Avenue North; thence with the southerly margin of Union Street South 50 degrees 03 minutes West 189.0 feet to the East margin of Polk Avenue (Polk Place); thence with the East margin of Polk Avenue South 39 degrees 16 minutes East 131.7 feet to a point; thence North 50 degrees 08 minutes East 43.2 feet to a point; thence North 39 degrees 16 minutes West 39.1 feet to a point in the south line of the property conveyed to Allright Tennessee Company, by deed of record in Book 2591, Page 409, Register's Office of Davidson County, Tennessee; thence North 50 degrees 08 minutes East with the North line of Y.W.C.A. lot 145.9 feet to the west margin of 7th Avenue North; thence with said west margin North 39 degrees 18 minutes West 93 feet to the point of beginning.

BEING the same property conveyed to Seventh & Union Hospitality Partnership by Quit Claim Deed of record as instrument No. 20081001-0099561 Register's Office of Davidson County, Tennessee.

This is improved property known as 701 Union Street, Nashville, Tennessee 37201.

## ENCUMBRANCES

This conveyance is subject to the following exceptions:

1. Taxes and assessments for 2012 and subsequent years, a lien, but not yet due and payable.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

# AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee )
)
County of Davidson )

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public

MY COMMISSION EXPIRES: January 6, 2014.