NAME AND ADDRESS OF NEW OWNER:
Himanshu V. Patel et al
5404 Barton Vale
Nashville, Tennessee 37211

SEND TAX NOTICES TO:
Owners

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 3

Map/Parcel: 13400016000

BILL GARRETT, Davidson County
Trans:T20130010134 DEEDWARR
Recvd: 02/06/13 09:18 4 pgs
Fees:23.00 Taxes:1295.00
20130206-0012183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **John J. Yoon** and wife, **Susie M. Yoon**, have this day bargained and sold and do hereby transfer and convey unto **Himanshu V. Patel** and **Nihal Advani**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING a parcel of land in Nashville, Davidson County, Tennessee, located on the northerly side of Harding Place, between Metroplex Drive and Interstate 24, being Lot No. 2, as shown on the Plan of Harding Place Park, Resubdivision, Lot No. 2, as of record in Book 4660, page 7, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Harding Place, said pin being westerly 210.00 feet from the centerline of Metroplex Drive;

THENCE, with said northerly right-of-way line the following calls: With a curve to the left 146.33 feet to a point, said curve having a central angle of 07°00'00", a radius of 1195.92 feet, a tangent of 73.25 feet and a chord of S 85°30' W, 146.23 feet;

N 81°11' W, 171.35 feet to a concrete monument; S 74°13' W, 263.20 feet to a concrete monument; N 78°47' W, 110.85 feet to a point;

THENCE, leaving said right-of-way line with the easterly line of property conveyed to UNI-AD, Inc. by deed of record in Book 5514, page 670, Register's Office of Davidson County, Tennessee, and the easterly line of property conveyed to Harding-Metroplex, Ltd., by deed of record in Book 5927, page 435, Register's Office of Davidson County, Tennessee, N 27°27' E, 270.50 feet to a point;

THENCE, continuing with said easterly line the following calls: N 25°21'W, 99.06 feet to a point; N 03°09' E, 72.83 feet to a point; N 06°52' W, 79.94 feet to a point; N 38°31' W, 56.64 feet to a point in the southerly line of property conveyed to Johnson Concrete Products Co., Inc., by deed of record in Book 8299, page 904, Register's Office for Davidson County, Tennessee.

THENCE, with said line and the southerly line of property conveyed to Four A. Inc., by deed of record in Book 7479, page 926, Register's Office of Davidson County, Tennessee, S 87°47' E, 400.10 feet to a concrete monument in the westerly line of property conveyed to YMCA of Nashville and Middle Tennessee by deed of record in Book 8468, page 571, Register's Office of Davidson County, Tennessee;

THENCE, with said line and the westerly line of property conveyed to ARBI-TEN by deed of record in Book 6735, page 628, Register's Office of Davidson County, Tennessee, S 01°00' W, 429.50 feet to an iron pin;

THENCE, with the southerly line of said ARBI-TEN property and the southerly

line of property conveyed to Mert L. Sloan by deed of record in Book 6185, page 589, Register's Office for Davidson County, Tennessee, S 89°00' E, 247.23 feet to point in the westerly line of property conveyed to Humble Oil and Refining Co., by deed of record in Book 4303, page 113, Register's Office for Davidson County, Tennessee;

THENCE, with said westerly line S 05°15' W, 41.70 feet to the point of beginning, containing approximately 193,430 square feet, or 4.44 acres, more or less; according to a survey prepared by Barge, Waggoner, Sumner and Cannon, 162 Third Avenue, North, Nashville, Tennessee, certified by William C. Watson, Tennessee RLS No. 1487, file No. 10305.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harding Place Park, Resubdivision Lot #2, as of record in Plat Book 4660, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Legal description is from the previous deed.

Being the same property conveyed to John J. Yoon and wife, Susie M. Yoon, by deed from Lodging Enterprises, Inc. appearing of record in Instrument No. 20040203-0012890, of the Register's Office of Davidson County, Tennessee.

This is improved property having an address of **350 Harding Place, Nashville, Tennessee 37211**.

This conveyance is made subject to the following: All matters shown on plat of record in Plat Book 4660, page 7, Register's Office for Davidson County, Tennessee including but not limited to the following:

-30 foot minimum building setback line from Harding Place
-Access Easement at the SE corner and southerly margin
-Waterline Easement along the southerly margin
-Access control fence at the SE corner
-Sorgham Branch flows through the westerly margin
-Witness line across the westerly margin
-10 foot drainage easement along the northerly and easterly margin
-Sewer easement along the westerly, southerly and SW corner of said lot

Sanitary sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4420, page 721, Register's Office for Davidson County, Tennessee.

Easement for flow of Sorghum Branch Creek along the westerly boundary of property.

Deed of Easement of record in Book 4656, page 168, said Register's Office, given by Joe Kraft and I. R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch, and Blossom Averbuch to Jerrico Inc., a Kentucky corporation, which states that the grantor and the grantee agree to pay ½ each of the total expenses of maintaining and repairing the easement described in said instrument.

Deed of Easement given by Joe Kraft and I. R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch and Blossom Averbuch to Jerrico, Inc., a Kentucky corporation, for constructing, reconstructing, maintaining and using underground utility lines and sewer pipes, of record in Bok 4728, page 911, in said Register's Office.

Deed of Easement given by Joe Kraft and I. R. Schulman, Trustees, Eugene Pargh, Gerald Averbuch and Blossom Averbuch to Betty M. Rosenthal for constructing, reconstructing and maintaining and using underground utility pipes, of record in Book 4735, page 123, in said Register's Office.

A portion of the subject property adjoins a controlled access area of a road, and access thereto is limited as set out in instrument of record in Book 4189, page 759, in said Register's Office.

Matters shown on the survey dated November 25, 1992, as revised December 1, 1992, by Barge, Waggoner, Sumner & Cannon, Surveyors, File #10305, including but not limited to the following matters:

-30 foot minimum building setback line from Harding Place
-20 foot sanitary sewer easement and line (with manholes) located along the southern, southwestern, southwestern and western line of subject property
-100 year flood plain lines along and includes a portion of the western part of subject property
-10 foot public utility and drainage easement along the northernmost and eastern boundaries of subject property
-sewer and utility easement located at the eastern most part of subject property
-15 foot utility easement (Book 4735, page 123, Register's Office, Davidson County, Tennessee) located in the southeastern portion of subject property
-easement for flow of Sorghum Branch Creek along the westerly boundary of the property
-access controlled fence located along the southerly boundary line of subject property
-NES transformer located near the eastern boundary line toward the center of the property
-gas main located near the center of the western boundary line of subject property
-sewer clean-out boxes located near the south center portion of subject property
-concrete ramp, Holiday Inn sign and curbing located at the southeastern corner of subject property encroaching onto Harding Place
-cyclone fence along the southern portion of eastern boundary line of subject property encroaching onto the adjoin property
-concrete retaining wall at the northwest corner of subject property encroaching onto the adjoining property
-access easement into the southern corner of subject property
-water line located along the southerly boundary line of subject property
-power pole/telephone line located on the southerly boundary of subject property encroaching into Harding Place

This conveyance is further subject to an Utility easement appearing of record in Book 4728, page 911 and Book 4735 and page 123, both of record in of said Register's Office; to an Access road easement appearing of record in Book 4189, page 759, of said Register's Office; to Easements and set outs appearing in Instrument No. 20040203-0012890, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2013 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 4th day of February, 2013.

John J. Yoon

Susie M. Yoon

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 4th day of February, 2013, before me personally appeared John J. Yoon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 4th day of February, 2013.

Notary Public

My commission expires: 4-11-16

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 4th day of February, 2013, before me personally appeared Susie M. Yoon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 4th day of February, 2013.

Notary Public

My commission expires: 4-11-16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$350,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 4th day of February, 2013.

Notary Public

My commission expires: 4-11-16.

MR-13032