WARRANTY DEED

File #13063367

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
06/17/2013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nayankurnar Patel	New Owner	097-13-0-26.00
(NAME)	(NAME)	
3430 Percy Priest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/WE, **Music City Motels, LTD.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nayankurnar Patel,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2, on the plan of Larchwood Commercial Subdivision, as the same appears of record in Plat Book 7900, Page 482, Register's Office for Rutherford County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Music City Motels, Ltd. by deed from American Capital Enterprises, Inc., dated 06/22/1982, of record in Book 5905, Page 1, said Register's Office.

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable; Subject to all matters shown on plat of record in Plat Book 7900, Page 482; Restrictions, easements and other matters set out in deed of record in Book 5834, Page 171; Sewer Easement as of record in Book 5569, Page 99; rights of parties under unrecorded leases, contracts or agreements; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3430 Percy Priest Dr., Nashville,TN,37214**

(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.

BILL GARRETT, Davidson County
Trans:T20130052278 DEEDWARR
Recvd: 06/20/13 13:02 2 pgs
Fees:13.00 Taxes:4810.00

20130620-0063358

Witness our hands this 6th day of June, 2013.

Music City Motels, LTD.

BY: Kenneth M Seaton

Kenneth M. Seaton, General Partner

STATE OF TENNESSEE
COUNTY OF Sevier

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Kenneth M. Seaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Music City Motels, LTD., the within named bargainor, a Tennessee Limited Partnership, and that he as such General Partner, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner

Witness my hand and official seal at office, this 6th day of June, 2013.

Commission expires:

Jonna C McMahan
Notary Public

JONNA C. McMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130