Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sai Krupa General Partnership 2521 Elm Hill Pike Nashville, TN 37214	SAME	95-118
This instrument prepared by: Bradley Arant, Boult, Cummings LLP (CSS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, ATHENA PROPERTIES, LLC ("Grantor") hereby sells and quitclaims to SAI KRUPA GENERAL PARTNERSHIP ("Grantee"), a Tennessee General Partnership, its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Executed this 10 day of February, 2014.

This is improved property, known as the Comfort Suites Nashville Airport; 2521 Elm Hill Pike, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140010398 DEEDQC
Recvd: 02/13/14 09:07 3 pgs
Fees:17.00 Taxes:0.00
20140213-0012686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 10th day of FEBRUARY, 2014

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC

My Commission Expires: _____

7/3344531.1
201561-301001 - 02/10/14

GRANTOR

ATHENA PROPERTIES, LLC a Tennessee limited Liability Company

By: Jayesh D. Patel
Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JAYESH D. PATEL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be CHIEF MANAGER of **ATHENA PROPERTIES, LLC**, a Tennessee limited liability company, the within named bargainor, and he as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such CHIEF MANAGER

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of February, 2014.

Notary Public

My Commission Expires:

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of America's Best Inn Subdivision, as of record in Plat Book 7900, page 855, Register's Office for Davidson County, Tennessee, as described more particularly as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Elm Hill Pike (82 feet in width} as a corner common with Studio Plus at Nashville Airport, Inc., as recorded in Deed Book 8829, page 916, Register's Office of Davidson County, Tennessee; thence with the southerly right-of-way line of Elm Hill Pike, South 86 degrees 13 minutes 34 seconds East 406.31 feet to an existing iron rod at the northwest corner of the property of ESA 0315, Inc., as recorded in Deed Book 10064, Page 947, Register's Office for Davidson County, Tennessee; thence, with the westerly line of ESA 0315 Inc., South 02 degrees 54 minutes 41 seconds West 509.63 feet to an existing iron rod in the northerly line of Metropolitan Government, as of record in Deed Book 9601, Page 916, Register's Office of Davidson County, Tennessee; thence, with the northerly line of Metropolitan Government, North 85 degrees 26 minutes 44 seconds West 41.28 feet to an existing iron rod at the northeast corner of the property of the Martocci Family Ltd. Partnership, as of record in Deed Book 10118, page 809, Register's Office of Davidson County, Tennessee; thence, with the northerly line of the Martocci Family Ltd. Partnership, North 77 degrees 31 minutes 00 seconds West 162.71 feet to an existing iron rod; thence, with the easterly line of the Martocci Family Ltd. Partnership and the easterly line of Studio Plus at Nashville Airport, Inc., North 00 degrees 32 minutes 52 seconds West 274.64 feet to an existing iron rod; thence, with the easterly line of Studio Plus at Nashville Airport, North 45 degrees 32 minutes 52 seconds West 252.09 feet to an existing rod; thence, North 03 degrees 46 minutes 26 seconds East 46.20 feet to the point of beginning, containing 130,680 square feet (3.00 acres more or less).

Being the same property conveyed to Athena Properties, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from RSVP-BI OPCO, LLC., A Delaware limited liability company of record in Instrument No. 20011228-0144190, Register's Office of Davidson County, Tennessee.