NEW OWNER:

HABANERO, LLC
822 S. CUMBERLAND STREET
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

Tax Map and Parcel I.D. #09613015400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 14-0206

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140021341 DEEDWARR
Recvd: 03/31/14 13:14 3 pgs
Fees:18.00 Taxes:2682.50
20140331-0026303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Twenty-Five Thousand and 00/100 Dollars ($725,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SIGNATURE HOSPITALITY, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HABANERO, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 1 on Gowda's Two Lot Subdivision, which plat is of record in Plat Book 8250, Page 947, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is that property conveyed to Buhler-Freeman Management, LLC by Instrument No. 20051212-0149243, in the Register's Office for Davidson County, Tennessee, described as follows:

Point of Commencement being the southwest corner of said Lot 2, Section 6, Parrish Commercial Park, and lying on the northern right of way of Elm Hill Pike; thence leaving said right of way of Elm Hill Pike and along the western property line of said Lot 2, N 27° 19' 08" E 155.68' to the true and actual Point of Beginning, said point being the northwest corner of said Lot 2 and the south west corner of the tract being described; thence leaving said property line of Lot 2 with the following: N 02° 07' 25" E 101.45' to a set point; thence N 04°

41' 18" W 94.31' to a set point; thence N 24° 58' 34" W 82.81' to a found ½" iron rod, said rod being the northwest corner of the tract being described; thence S 79° 56' 52" E 83.16' to a found concrete monument; thence S 09° 59' 26" W 63.04' to a found ½" iron pipe; thence S 73° 17' 25" E 102.66' to a found iron rod; thence N 70° 44' 39" E 106.85' to a found iron rod, said rod being the northeast corner of the tract being described; thence S 05° 49' 20" E 151.49' to a set point; thence S 85° 24' 54" W 129.25' to a set point; thence S 01° 12' 57" E 93.79' to a found iron rod with cap, said rod being the southeast corner of the tract being described; thence N 69° 12' 21" W 90.84' to a found ½" iron rod; thence N 56° 33' 50" W 41.74' to the point of beginning.

Such excluded property containing 1.05 acres, more or less, leaving 1.277 acres, more or less in the subject tract.

Being the same property conveyed to **Signature Hospitality LLC**, a Tennessee limited liability company, by Special Warranty Deed from Sholodge, Inc., a Tennessee corporation, dated December 24, 2008, and of record at Instrument Number 20090102-0000235, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY which has the address of **2724 ELM HILL PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 8250, Page 947, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of March, 2014.

SIGNATURE HOSPITALITY, LLC

By: _____
HEMEL SURATI, Chief Manager

By: _____
RAMESH SURATI, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **HEMEL SURATI and RAMESH SURATI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **CHIEF MANAGER and MEMBER**, respectively, of **SIGNATURE HOSPITALITY, LLC**, the within-named bargainor, and as such authorized members, being given the authority to so do, executed the within instrument on behalf of the company by signing their names as such authorized members.

WITNESS my hand and official seal at office this 27th day of March, 2014.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 10/18/15

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The actual consideration or value, whichever is greater, for this transfer is **$725,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 27th day of March, 2014.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 10/18/15