BILL GARRETT, Davidson County
Trans:T20140034387 DEEDWARR
Recvd: 05/16/14 13:40 4 pgs
Fees:23.00 Taxes:8004.40
20140516-0042359

NEW OWNER:
INDUBA GP
701 STEWARTS FERRY PIKE
NASHVILLE, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 14-0288

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL 09700003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of a first mortgage indebtedness in the principal amount of $2,163,351.36 held by Wilson Bank & Trust of record Instrument No. 20130916-0097439 in the Register's Office for Davidson County, Tennessee, **ATHENA ENTERPRISES, LLC,** a Tennessee limited liability company ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **INDUBA GP**, a Tennessee general partnership ("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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deed.

This is not the personal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

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 any and all plats, restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 6th day of May, 2014.

ATHENA ENTERPRISES, LLC

By: _____
JAYESH PATEL, Member

By: _____
MAHESH PATEL, 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, **JAYESH PATEL and MAHESH PATEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are **Members** of **ATHENA ENTERPRISES, 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 its name as such authorized members.

WITNESS my hand and official seal at office, this 6th day of May, 2014.

_____
NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/18/15

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The actual consideration or value, whichever is greater, for this transfer is **$ 2,163,351.36** .

_____
AFFIANT

Sworn to and subscribed to before me this the 6th day of May, 2014.

_____
NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/18/15

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON AND IS DESCRIBED AS FOLLOWS:

TRACT 1:
All that tract of land lying in Nashville, Tennessee being more particular described as follows: Beginning at a concrete monument at the rights of way intersection of the Southeasterly right of way of Interstate 40 and the Northeasterly right of way of Stewarts Ferry Pike, also being on the Southern line of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231), thence; along the Southern right of way of said Old Stewarts Ferry Pike the following courses and distances; North 85 degrees 12 minutes 58 seconds East a distance of 116.69 feet to a "pk" nail, thence; North 04 degrees 47 minutes 02 seconds West a distance of 20.00 feet to an iron pin, thence; North 85 degrees 12 minutes 58 seconds East a distance of 95.80 feet to a "pk" nail, thence; along a curve to the right, said curve having an arc length of 96.21 feet, a radius of 1024.00 feet and a chord bearing and distance of North 88 degrees 41 minutes 29 seconds East 96.17 feet to a "pk" nail being the northeastern corner of the tract herein described, thence; South 04 degrees 40 minutes 28 seconds West a distance of 190.46 feet to an iron pin, thence; South 54 degrees 33 minutes 25 seconds West a distance of 52.08 feet to a "pk" nail, thence; South 40 degrees 42 minutes 30 seconds East a distance of 85.19 feet to a "pk" nail, thence; along a curve to the right, said curve having an arc length of 53.82 feet, a radius of 97.55 feet, and a chord bearing and distance of South 24 degrees 59 minutes 35 seconds East 53.14 feet to a "pk" nail, thence; along another curve to the right, said curve having an arc length of 109.29 feet, a radius of 86.53 feet and a chord bearing and distance of South 27 degrees 46 minutes 06 seconds West 102.17 feet to an iron pin in the Northeastern right of way of said Stewarts Ferry Pike, thence; along said northeastern right of way, the following courses and distances: along a curve to the left, said curve having an arc length of 120.11 feet, a radius of 1220.92 feet and a chord bearing and distance of North 37 degrees 13 minutes 35 seconds West 120.06 feet to an iron pin; thence; North 50 degrees 05 minutes 00 seconds East a distance of 75.00 feet to an iron pin, thence; along a curve to the left, said curve having an arc length of 357.34 feet, a radius of 1295.95 feet and a chord bearing and distance of North 47 degrees 43 minutes 42 seconds West 356.21 feet to the point of beginning, containing 1.21 acres or 52,688.5 square feet, more or less.

TRACT II: (Part of Old Stewarts Ferry Pike):
All that tract of land lying in Nashville, Tennessee being part of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231) and being more particularly described as follows: Beginning at a concrete monument at the rights of way intersection of the Southeasterly right of way of Interstate 40 and the Northeasterly right of way of Stewarts Ferry Pike, also being on the Southern line of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231), thence: Along the right of way of said Interstate 40, North 23 degrees 20 minutes 06 seconds East a distance of 62.36 feet to an iron pin being on the centerline of said Old Stewarts Ferry Pike, thence; along said centerline the following courses and distances: North 85 degrees 12 minutes 58 seconds East a distance of 87.30 feet to an iron pin, thence; South 04 degrees 47 minutes 02 seconds East a distance of 5.00 feet to an iron pin, thence; North 85 degrees 12 minutes 58 seconds East a distance of 96.00 feet to a "pk" nail, thence; along a curve to the right, said curve having an arc length of 99.23 feet, a radius of 1054.00 feet and a chord bearing and distance of North 88 degrees 41 minutes 09 seconds East 999.20 feet to a "pk" nail, thence; leaving said centerline, South 01 degrees 22 minutes 59 seconds West a distance of 30.00 feet to a "pk" nail on the Southern line of said old Stewarts Ferry Pike, thence; along said Southern line the following courses and distances: Along a curve to the left, said curve having an arc length of 96.21 feet, a radius of 1024.00 feet and a chord bearing and distance of South 88 degrees 41 minutes 29 seconds West 96.17 feet to a "pk" nail, thence; South 85 degrees 12 minutes 58 seconds West a distance of 95.80 feet to an iron pin, thence; South 04 degrees 47 minutes 02 seconds East a distance of 20.00 feet to a "pk" nail, thence; South 85 degrees 12 minutes 58 seconds West a distance of 116.69 feet to the point of beginning, containing 0.26 acres or 11.418.4 square feet, more or less.

TRACT III (Leasehold Tract):

All that tract of land lying in Nashville, Tennessee, to find the point of beginning, commence at a concrete monument at the rights of way intersection of the Southeasterly right of way of Interstate 40 and the Northeasterly right of way of Stewarts Ferry Pike, also being on the Southern line of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231), thence; North 85 degrees 12 minutes 58 seconds east, along said Southern line, a distance of 116.69 feet, thence; North 04 degrees 47 minutes 02 seconds West a distance of 20.00 feet, thence; North 85 degrees 12 minutes 58 seconds East a distance of 31.30 feet, thence; North 04 degrees 47 minutes 02 seconds West a distance of 25.19 feet to the point of beginning of the tract herein described, thence; North 02 degrees 55 minutes 22 seconds West a distance of 45.08 feet, thence; North 85 degrees 56 minutes 24 seconds East a distance of 188.50 feet, thence; South 04 degrees 08 minutes 00 seconds East a distance of 25.07 feet, thence; South 02 degrees 34 minutes 55 seconds East a distance of 168.00 feet, thence; South 35 degrees 59 minutes 37 seconds West a distance of 15.12 feet, thence; South 36 degrees 22 minutes 36 seconds West a distance of 36.18 feet, thence; North 57 degrees 29 minutes 55 seconds West a distance of 17.11 feet, thence; North 04 degrees 40 minutes 28 seconds East a distance of 147.66 feet, thence; North 03 degrees 44 minutes 03 seconds West a distance of 30.00 feet, thence; South 86 degrees 15 minutes 57 seconds West a distance of 160.75 feet to the point of beginning, containing 0.33 acres or 14,598.4 square feet, more or less.

Tract III being the same property leased to Athena Enterprises, LLC by Assignment of Sublease and Assumption Agreement of record in Instrument No. 20040629-0076841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Athena Enterprises, LLC,** by Quitclaim Deed from Calumet Motels, LTD., dated June 16, 2006, and of record in Instrument No. 20060627-0076801, in the Register's Office for Davidson County, Tennessee. Reference is further made to instruments of record in Instrument No. 20030912-0134642 and Instrument No. 20060517-0058120, said Register's Office.