BILL GARRETT, Davidson County
Trans:T20140039942 DEEDWARR
Recvd: 06/06/14 10:16 6 pgs
Fees:33.00 Taxes:2960.00
20140606-0049339

Return to:

THIS INSTRUMENT PREPARED BY
First Choice Title, Inc.
803 Cherry Street
Chattanooga, TN 37402
FCT1405053

Owner	Send Tax Bills To	Map Parcel No.
Shree Sai Ram, a Tennessee General Partnership **150 West Trinity Lane** **Nashville, TN 37207**	**Same as Owner**	**071-07 263.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) CASH, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP, successor by Merger of Rainbow Motels, LLC, a Tennessee Limited Liability Company, now merged into Rainbow Motel, GP, Grantor,** does hereby sell, transfer, and convey to **SHREE SAI RAM, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF RAMILA M. PATEL AND SANDIPKUMAR M. PATEL, Grantee**, its successors and assigns, the following described real estate, to-wit:

SITUATE IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE:

BEING Lot No. 3, Section Three, Trinity Commercial Subdivision, I-65 and West Trinity Lane, as shown on plat of record in Plat Book 9700, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being a portion of that property conveyed unto Rainbow Motels, LLC by Warranty Deed recorded in Book 10551, Page 547, in the Register's Office of Davidson County, Tennessee. Rainbow Motel, a Tennessee General Partnership is successor by merger of Rainbow Motels, LLC, now merged into Rainbow Motel, a Tennessee General Partnership, pursuant to Merger filed with the Tennessee Secretary of State on or about August 8, 2002.

TOGETHER WITH all rights appurtenant to said property to Grantee forever in FEE SIMPLE.

SUBJECT TO Easement for water mains and appurtenances of record in Book 8208, Page 256, in the said Register's Office.

SUBJECT TO Matters shown on the Plan of record in Plat Book 9700, Page 592, in the said Register's Office.

SUBJECT TO Agreement of record in Book 10551, Page 573, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO A permanent, nonexclusive, access easement over and across that portion of Lot 3, as further identified by that certain Plan of Record for Trinity Commercial Subdivision, Section 3, of record at Book 9700, Page 592, as set out on instrument recorded in Book 11203, Page 882, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Conditions, Restrictions, Reservations, Limitations, Easements, Stipulations, Notes, etc., as set out on the recorded plat.

SUBJECT TO Any governmental zoning and subdivision ordinances or regulations in effect thereon.

TAXES for the year 2014 and subsequent years will be paid by the Grantee herein.

AND WE, HARESH PATEL, DILIP AMIN, AND JAGDISH PATEL, being sole members of the former Rainbow Motels, LLC, a Tennessee Limited Liability Company now merged into Rainbow Motel, GP, do hereby join in this conveyance for the purpose of quitclaiming all right, title and interest in the herein described property unto the Grantee.

TO HAVE AND TO HOLD said real estate unto **SHREE SAI RAM, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF RAMILA M. PATEL AND SANDIPKUMAR M. PATEL, Grantee,** its successors and assigns, forever in fee simple. Grantor covenants and represents that it is lawfully seized and possessed of said real estate, that it has full power and lawful authority to sell and convey the same, that title to said property is free, clear, and unencumbered, except as herein set forth, and that Grantor will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, Grantor has hereunto caused its partnership name to be signed by its general partners, who have hereunto set their hands, this 29th day of May, 2014.

RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP

BY: _____
Haresh Patel, General Partner

_____
Haresh Patel, Member of Rainbow Motels, LLC, a Tennessee Limited Liability Company now merged into Rainbow Motel, GP

****See attached for additional signatures****

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **HARESH PATEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor, a partnership, and that such person, as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand and seal, this 29th day of May, 2014.

_____
Notary Public

AMBER D. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires: 12/20/16

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned Notary, personally appeared **HARESH PATEL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Member** of **Rainbow Motels, LLC, a Tennessee Limited Liability Company, now merged into Rainbow Motel, GP** the within named bargainor, a limited liability company, and that such **Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as **Member.**

WITNESS my hand and seal, this 29 day of May, 2014.

Notary Public

My commission expires: 12/20/16

AMBER D. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP

BY: D.C. Amin
Dilip Amin, General Partner

D.C. Amin
Dilip Amin, Member of Rainbow Motels, LLC, a Tennessee Limited Liability Company now merged into Rainbow Motel, GP

****See attached for additional signatures****

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **DILIP AMIN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor, a partnership, and that such person, as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand and seal, this 29th day of May, 2014.

Maria Martocci
Notary Public

MARIA MARTOCCI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **DILIP AMIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Member** of **Rainbow Motels, LLC, a Tennessee Limited Liability Company, now merged into Rainbow Motel, GP** the within named bargainor, a limited liability company, and that such **Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as **Member.**

WITNESS my hand and seal, this 29th day of May, 2014.

Maria Martocci
Notary Public

My commission expires:

MARIA MARTOCCI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP

BY: _____
Jagdish Patel, General Partner

_____
Jagdish Patel, Member of Rainbow Motels, LLC, a Tennessee Limited Liability Company now merged into Rainbow Motel, GP

****See attached for additional signatures****

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **JAGDISH PATEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor, a partnership, and that such person, as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand and seal, this 30 day of MAY, 2014.

_____
Notary Public

ANDREW M. SABOGAL
Notary Public, State of New York
No. 01SA6121206
Qualified in Westchester County
Commission Expires January 10, 2017

My commission expires:

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Before me, the undersigned Notary, personally appeared **JAGDISH PATEL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Member** of **Rainbow Motels, LLC, a Tennessee Limited Liability Company, now merged into Rainbow Motel, GP** the within named bargainor, a limited liability company, and that such **Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as **Member.**

WITNESS my hand and seal, this 30 day of MAY, 2014.

_____
Notary Public

My commission expires:

ANDREW M. SABOGAL
Notary Public, State of New York
No. 01SA6121206
Qualified in Westchester County
Commission Expires January 10, 2017

RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP

BY: _____
Shantibhai Patel, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **SHANTIBHAI PATEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **RAINBOW MOTEL, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor, a partnership, and that such person, as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand and seal, this 29th day of May, 2014.

Maria Martocci
Notary Public

MARIA MARTOCCI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

My commission expires:

STATE OF TN
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $800,000.00.

_____, agent
Grantee/Affiant

Subscribed and sworn to before me this the 4th day of June, 2014.

Brandi Thompson
Notary Public

My commission expires: 10/21/15

BRANDI THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY