WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC C. LOY CARNEY COUNTY OF DAVIDSON My Commission Expires August 23, 2016

Y-LM-14-2401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sai Hotel, LLC	**NEW OWNER**	
(NAME)	(NAME)	
131 Wynlands Circle		**71-2-147.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAXMAN REDDY AND RICHARD A. HAYES, CO-TRUSTEES OF THE LAXMAN REDDY FAMILY TRUST DATED JANUARY 10, 2008, WITH A 30% UNDIVIDED INTEREST, PUNEET MAHAN, WITH A 10% UNDIVIDED INTEREST AND RAJESH K. NANDA, WITH A 60% UNDIVIDED INTEREST.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAI HOTEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That land situated in Davidson County, Tennessee:

Beginning at an iron pin set in the Easterly margin of Brick Church Pike, said pin being the Northwest corner of the herein described property and the Southwest corner of the Jai Prabhu, LLC property of record in Book 10965, Page 159, Register's Office for Davidson County, Tennessee; thence leaving the margin of Brick Church Pike N 75 deg. 18 min. 33 sec. East 135.42 feet to an iron pin set; thence North 11 deg. 18 min. 50 sec. West 112.68 feet to a concrete monument at the Southwest corner of the Hotel South property of record in Book 8815, Page 563, said Register's Office; thence North 76 deg. 57 min. 12 sec. East 316.89 feet to an iron pin; thence North 05 deg. 56 min. 40 sec. East 29.46 feet to an iron pin; thence South 84 deg. 03 min. 20 sec. East 44.00 feet to an iron pin set in the Westerly margin of Interstate 65, thence with said margin South 05 deg. 56 min. 40 sec. West 236.63 feet to an iron pin set; thence South 05 deg. 49 min. 21 sec. West 176.40 feet to an iron pin set; thence South 36 deg. 12 min. 13 sec. West 141.57 feet to a concrete highway monument; thence South 35 deg. 51 min. 13 sec. West 64.22 feet to an iron pin at the Northeast corner of McDonald's Corporation property of record in Book 5297, Page 957, said Register's Office; thence leaving the margin of Interstate 65, North 59 deg. 02 min, 11 sec. West 102.94 feet to an iron pin set; thence North 83 deg. 11 min. 52 sec. W 132.16 feet to an iron pin set in the Easterly margin of Brick Church Pike; thence with said Margin and a curve to the left having a radius of 996.83 feet, a delta angle of 1 deg. 48 min. 38 sec., a tangent of 15.75 feet, a chord length of 31.50 feet, said chord having a bearing of North 12 deg. 34 min. 33 sec. West and an arc length along said curve of 31.50 feet to an iron pin set; thence continuing along said margin North 13 deg. 28 min. 52 sec. West 247.85 feet to the point of beginning, containing 3.86 acres, more or less, as described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 4, 2000 and revised February 11, 2000, and known as Job No. 990209.

Being the same property conveyed by Quitclaim Deed from Laxman Reddy to Laxman Reddy, Prem Reddy, M.D. and Richard A. Hayes, Co-Trustees of the Laxman Reddy Family Trust dated January 10, 2008, which Trust is a revocable living trust, an undivided thirty percent (30%) interest as recorded on the 29th day of September, 2009 in Instrument No. 20090929-0090219 and Warranty Deed from Maaria Hotels, Inc. to Rajesh K. Nanda, as to an undivided sixty percent (60%) interest, Puneet Mahan, as to an undivided ten percent (10%) interest and Laxman Reddy as to an undivided thirty percent (30%) interest as recorded on the 7th day of November, 2008 in Instrument No. 20081107-0111074, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1 & 2, 2ND PLAN OF BROOKLYN, as recorded in Plat Book 7900, Page(s) 109,

BILL GARRETT, Davidson County
Trans: T20140079895 DEEDWARR
Recvd: 10/23/14 10:25 6 pgs
Fees: 33.00 Taxes: 17760.00
20141023-0097789

but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to all utility and power lines, water lines, gas lines, sewer lines and other utilities and unrecorded culvert and drainage easements and any and all other matters as shown on the unrecorded survey of Holiday Inn Express, 2401 Brick Church Pike, Nashville, Tennessee, made by Bruce Rainey and Associates, Tennessee surveyor License No. 823, Job No. 990209, dated February 4, 2000 and revised February 11, 2000 and also subject to 100 year flood line as shown on said survey.
- Easement recorded in Book 10264, Page 73 and Book 10264, Page 76.
- Subject to all matters set forth on ALTA/ACSM Land Title Survey performed by Xcel Land Surveying dated October 2, 2014 noted as Job No. 14-103.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2401 Brick Church Pike, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13 DAY OF OCTOBER, 2014.

Laxman Reddy and Richard A. Hayes, Co-Trustees of the Laxman Reddy Family Trust dated January 10, 2008

Laxman Reddy, Co-Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAXMAN REDDY, Co-Trustee of the Laxman Reddy Family Trust dated January 10, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 13 day of October, 2014.

Notary Public

My Commission Expires: 4-29-17

ELSA IBARRA
Commission # 2022464
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2017

Witness my/our hand(s) this the 23 DAY OF OCTOBER, 2014.

Rajesh K Nanda
Rajesh K. Nanda

STATE OF California
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAJESH K. NANDA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of October, 2014.

C. Carl
Notary Public

My Commission Expires: 04-24-2018
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

C. CARL
COMM. #2062511
NOTARY PUBLIC • CALIFORNIA
SAN BERNARDINO COUNTY
Commission Expires Apr 24, 2018

Witness my/our hand(s) this the 10TH DAY OF OCTOBER, 2014.

Laxman Reddy and Richard A. Hayes, Co-Trustees of the Laxman Reddy Family Trust dated January 10, 2008

Richard A. Hayes, Co-Trustee

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD A. HAYES, Co-Trustee of the Laxman Reddy Family Trust dated January 10, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 10th day of October, 2014.

Notary Public

My Commission Expires: Jan 8th, 2017

IDA TO PHUONG TRAN
My Commission Expires
January 8, 2017

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2014.

Puneet Mahan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PUNEET MAHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2014.

Notary Public

My Commission Expires: 3/8/16
(SEAL)

