THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26836-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Harmony Hospitality, LLC c/o Amit Patel 733 Cedar Crest Drive Nashville, Tennessee 37209	New Owner	144-00-0/175-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BETTY JEAN WILLIAMS**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HARMONY HOSPITALITY, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of January, 2015.

Betty Jean Williams

Betty Jean Williams

BILL GARRETT, Davidson County
Trans:T20150004461 DEEDWARR
Recvd: 01/20/15 09:11 5 pgs
Fees:28.00 Taxes:2590.00
20150120-0005254

STATE OF TENNESSEE]
COUNTY OF Houston]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **BETTY JEAN WILLIAMS**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2015.

KATHY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY

Notary Public
My Commission Expires: 9/6/15

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ Houston]

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Betty Jean Williams
Affiant

Subscribed and sworn to before me this
13th day of January, 2015.

KATHY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY

Notary Public
My Commission Expires: 9/6/15

EXHIBIT A
Legal Description

LAND in Davidson County, more fully described as follows:

Parcel I:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, situated West of and near Old Hickory Boulevard, and being a portion of the property conveyed to J. W. O'Brien and wife, Irene L. O'Brien, by Deed of record in Book 2093, Page 582, Register's Office for said County, and described according to a survey made by S. H. Hutchison, Surveyor, dated August 16, 1962, as follows:

BEGINNING at a stake, the southwest corner of Frank Williams' .82 acre tract in T. L. O'Brien's line;

Thence, with Frank Williams' line North 1° East 124.8 feet to an iron stake;

Thence, leaving said .82 acre tract going North 88° 30' West 69.5 feet to an iron stake;

Thence, South 10° 45' West 117.5 feet to a corner fence stake, T. L. O'Brien and J.W. O'Brien corner;

Thence, with T. L. O'Brien's line South 86° East 86.5 feet to the Point of Beginning, containing .35 of an acre, more or less.

Parcel II:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the West side of Old Hickory Boulevard, described according to a survey dated June 29, 1963 by S. H. Hutchison, Surveyor, as follows:

BEGINNING at a stake in the Parkes line, same being the southwest corner of the Milton Crabtree tract;

Thence, with the Parkes line, South 28° West 105.5 to a stake;

Thence, leaving the Parkes line, going South 85° East 495 feet to a point in the center of Old Hickory Boulevard, North 8° West 100 feet to point in road;

Thence, with the South line of the Milton Crabtree tract, North 85° West 434 feet to the Point of Beginning, containing 1.03 acres, being the same, more or less, this is (sic) property is unimproved and is located on Old Hickory Boulevard, West, Nashville, Tennessee, Route No. 2 being part of the same property Tom L. O'Brian (sic) and wifeM (sic) Estelle S. O'Brien.

Parcel III:

A parcel of land in the 8th Civil District of Davidson County, Tennessee situated on the westerly side of Old Hickory Boulevard, more particularly described according to a survey made by S. H. Hutchison, Surveyor, dated July 30, 1958, as follows:

BEGINNING at a stake in the center of Old Hickory Boulevard, a triple Elm pointer in fence line, same being J. W. O'Brien's southeast corner;

Thence, with J. W. O'Brien's southerly line, North 86° West 22-15/25 poles to an iron pin with a Honey Locust pointer;

Thence, South 27° West 6-10/25 poles to a stake in fence line;

Thence, leaving J. W. O'Brien's line, going South 86° East 26-5/25 poles to center of Old Hickory Boulevard;

Thence, with said road North 7° West 6-3/25 poles to the Point of Beginning, containing one acre, more or less.

Parcel IV:

Being a parcel of land in the 8th Civil District of Davidson County, Tennessee described according to a survey made by S. H Hutchison, Surveyor, dated March 14, 1962, as follows:

BEGINNING in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to Tom L. O'Brien and wife, by Deed from Annie Elizabeth Hutchison, et al., of record in Book 2096, Page 220, Register's Office for Davidson County, Tennessee;

Thence, with said O'Brien's northern boundary line North 86° West 283.5 feet to a stake;

Thence, North 1° East 124.8 feet to an iron stake;

Thence, South 88° 30' East 261 feet to a point in the center of Old Hickory Boulevard;

Thence, with the center of the same, South 8° East 140 feet to the beginning, containing .82 acre, more or less.

INCLUDED in the above description of Tracts I-IV, BUT EXCLUDED from the conveyance is the property conveyed to the State of Tennessee, by deeds of record in Book 7903, Page 81, Book 7903, Page 84, and Book 7903, Page 87, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Frank D. Williams and wife, Betty Jean Williams, by Deed from J. W. O'Brien and wife, Irene L. O'Brien, of record in Book 3610, Page 299, Register's Office for Davidson County, Tennessee, dated August 27, 1962; and being property conveyed to Frank D. Williams and wife, Betty J. Williams, by Deed from Elmer C. Allen and wife, Ethel C. Allen, of record in Book 3952, Page 271, Register's Office for Davidson County, Tennessee, dated October 15, 1965, and being property conveyed to Frank D. Williams and wife, Betty Jean Williams, by Deed from Jeanetta Ann Crabtree and husband, Zolie Milton Crabtree, of record in Book 3954, Page 462, Register's Office for Davidson County, Tennessee, dated November 1, 1965; and being property conveyed to Frank D. Williams and wife, Betty Jean Williams, by Deed from J. W. O'Brien and wife, Irene L. O'Brien, of record in Book 3370, Page 358, Register's Office for Davidson County, Tennessee, dated April 6, 1962. Said property was further conveyed by Quitclaim Deed dated December 12, 2013, to Frank D. Williams and wife, Betty J. Williams, of record in Instrument No. 20131213-0126249, Register's Office for Davidson County, Tennessee, and further conveyed by corrective Quitclaim Deed dated January 24, 2014, of record in Instrument No. 20140206-0010574, Register's Office for Davidson County, Tennessee. The said Frank D. Williams died on April 5, 2014, and title vested in Betty Jean Williams as surviving tenant-by-the-entirety.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Agreements for Dedication of Easement and for Sewer Line, of record in Book 6593, Page 188, Book 6593, Page 190, and Book 6593, Page 192, Register's Office for Davidson County, Tennessee..

3. Easement to the State of Tennessee, of record in Book 7903, Page 81, Book 7903, Page 84, and Book 7903, Page 87, Register's Office for Davidson County, Tennessee.

4. Order of Possession for Easements, of record in Book 8341, Page 377, Register's Office for Davidson County, Tennessee.

5. Agreements for Dedication of a Public Utilities Easement, of record in Instrument No. 20071022-0124888, Instrument No. 20071022-0124889, and Instrument No. 20071022-0124890, Register's Office for Davidson County, Tennessee.