BILL GARRETT, Davidson County
Trans:T20150004461 DEEDQC
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20150120-0005255

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26836-1
Box 14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL:
Harmony Hospitality, LLC c/o Amit Patel 733 Cedar Crest Drive Nashville, Tennessee 37209	Same	144-00-0/175-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, I, **BETTY JEAN WILLIAMS**, (hereinafter referred to as the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey unto **HARMONY HOSPITALITY, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of the Grantor's interest in the following described premises, to-wit:

A certain tract of land situated in the State of Tennessee, Davidson County, City of Nashville, 8th Civil District, and being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron pin (found) in the line of the lands now or formerly owned by Sam's Real Estate Business Trust (Instrument No. 20060622-0074764), and marking a corner common to the lands now or formerly owned by Belle Valley, Ltd., (D.B. 6430, Pg. 732), and the lands now owned by Frank D. Williams, et ux, (D.B. 3952, Pg. 271), having a coordinate value of N. 646,900.85 and E. 1,695,570.36;

Thence, leaving the lands of the said Belle Valley, Ltd., and with the lands of the said Sam's Real Estate Business Trust, as follows:

North 29° 33' 43" East, passing a corner common to other lands of the said Williams, et ux, (D.B. 3954, Pg. 462), at 105.50 feet, in all 220.72 feet to a 1" iron pin (found), marking a corner common to other lands now owned by the said Williams, et ux, (D.B. 3610, Pg. 299);

Thence, North 14° 23' 44" East 117.50 feet to a 1" iron pin (found);

Thence, South 84° 14' 35" East, passing a corner common to other lands of the said Williams, et ux, (D.B. 3370, Pg. 353), at 69.50 feet, passing a ½" iron pin (found) on the west right-of-way line of State Route No. 251, commonly known as Old Hickory Boulevard, at 287.89 feet, and being located 42.00 feet left of and at right angle to centerline station 129+25.29, for Project No. 19054-2203-04, Sheet No. 16, in all 289.92

feet to a 5/8" x 32" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), and being located 40.00 feet left of and at right angle to centerline station 129+24.94;

Thence, with the West right-of-way line of the said Route, as follows:

South 04° 02' 13" East 339.30 feet to a ½" iron pin with a yellow plastic cap stamped "Seco Inc" (found), and being located 40.00 feet left of and at right angle to centerline station 125+85.64;

Thence, North 82° 11' 41" West 2.04 feet to a ½"' iron pin with an orange plastic cap stamped "Donlon RLS 1770" (found), and being located 42.00 feet left of and at right angle to centerline station 125+86.06, and marking a corner common to the lands now or formerly owned by Michael Rippetoe, et ux, (Instrument No. 20040102-0000668);

Thence, leaving the West right-of-way line of the said Route, and with the lands of the said Rippetoe, et ux,

North 82° 11' 41" West, passing a corner common to the lands of the said Belle Valley, Ltd., at 167.71 feet, in all 452.62 feet to the BEGINNING, containing 2.714 acres, more or less, as surveyed under the supervision of Gregory A. Perkins, Tennessee RLS No. 2188, on September 19, 2012 for Eastham & Associates.

The above bearings and distances are based on the Tennessee State Plane Coordinate System, NAD '83, U.S. survey feet.

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.

THIS is improved property, known as 611 Old Hickory Boulevard, Nashville, Tennessee 37209.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this ~~9th~~ 13th day of January, 2015.

Betty Jean Williams

Betty Jean Williams

STATE OF TENNESSEE]
COUNTY OF Houston]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Erin, Tennessee, this ~~9th~~ 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 for this transfer is $-0-.

Betty Jean Williams

Affiant

Sworn to and subscribed before me on this ~~9th~~ 13th day of January, 2015.

KATHY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY

Notary Public
My Commission Expires: 9/6/15