(1)

BILL GARRETT, Davidson County
Trans:T20150008915 DEEDWARRSP
Recvd: 02/04/15 13:33 4 pgs
Fees:23.00 Taxes:3110.37
20150204-0010594

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

File No. 27006SP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $840,640.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2015.

Notary Public

My commission expires: 8-9-2015

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC
NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015

Name and Address of New Owner:

Camino Hospitality Inc
280 Warfield Boulevard
Clarksville, TN 37043

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

2.573 acres, Conference Drive
Goodlettsville, TN 37072

Map and Parcel:

026-102

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated association, hereinafter called

"**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **CAMINO HOSPITALITY INC,** a Tennessee corporation, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 10th Councilmanic District of Nashville, Davidson County, Tennessee, more particularly described according to an ALTA/ACSM Survey prepared by Suiter Surveying & Land Planning, Inc., Billy Ray Suiter, Surveyor, Tenn. P.L.S. No. 1837, dated October 15, 2014, as follows:

Being a tract of land situated in the City of Goodlettsville, Davidson County, Tennessee, said tract being generally located north of Vietnam Veteran's Boulevard, south of Long Hollow Pike, east of Interstate 24, and west of, and adjacent to Conference Drive, said tract being more particularly described as follows:

Beginning at an iron pin (old) in the western right-of-way of Conference Drive, said iron pin being approximately 290 feet south of Northcreek Boulevard, said iron pin being the southeastern corner of the W. Fred Williams and Edward A. Whitley property, as recorded in Instrument No. 20040607-0067234, in the Register's Office for Davidson County, Tennessee;

Thence with the western right-of-way of Conference Drive, on a curve to the left, said curve having a radius of 1535.76 feet, an arc length of 44.97 feet, a chord bearing of South 25°11' 09" East, a chord distance of 44.97 feet, and a delta angle of 01° 40' 40" to an iron pin (old);

Thence continuing with the western right-of-way of Conference Drive, South 26° 01' 32" East 310.20 feet to an iron pin (old), said iron pin being the northeastern corner of the Armed Services Mutual Benefit Association property, as recorded in Deed Book 10863, Page 141, said Register's Office;

Thence leaving the western right-of-way of Conference Drive, and with the northern line of the Armed Services Mutual Benefit Association property, South 63° 58'51" West 318.46 feet to an iron pin (old), said iron pin being in the eastern right-of-way of Interstate 65;

Thence with the eastern right-of-way of Interstate 65, on a curve to the left, said curve having a radius of 2871.43 feet, an arc length of 399.01 feet, a chord bearing of North 16° 04' 00" West, a chord distance of 398.69 feet, and a delta angle of 07° 57' 42" to an existing concrete right-of-way monument;

Thence continuing with the eastern right-of-way of Interstate 65, North 20° 57' 27" West 55.99 feet to an iron pin (old), said iron pin being the southwestern corner of the said W. Fred Williams and Edward A. Whitley property;

Thence with the southern line of the said W. Fred Williams and Edward A. Whitley property, North 84° 48' 33" East 262.38 feet to the point of beginning.

Said tract contains 2.573 Acres (112,085.4 sq. ft.) more or less.

Being the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated association, by Quitclaim Deed from The University of Tennessee, a public educational institution, of record as Instrument No. 20041118-0138794 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known located on Conference Drive, Goodlettsville, Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2015 Metropolitan Nashville/Davidson County and Goodlettsville City real property taxes have been prorated between the parties and assumed by Grantee.

2. Communications Systems Right-of-Way and Easement Agreement of record in Book 6792, page 217, in the Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from Interstate 65, a controlled access highway.

4. Easement for the flow of the waters of any creeks or streams and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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 its hand this 2nd day of February, 2015.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION

BY: _____
Brice N. Smith, Chief Financial Officer

STATE OF TENNESSEE|
COUNTY OF DAVIDSON|

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Financial Officer of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**, an unincorporated association, and that he as Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said Chief Financial Officer_.

Witness my hand and seal, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires: _____

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