BILL GARRETT, Davidson County
Trans:T20150048701 DEEDWARR
Recvd: 06/18/15 13:52 4 pgs
Fees:23.00 Taxes:15632.50
20150618-0058346

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information for this Deed provided by the Grantor.

Tax Responsibility
New owner

PARADIGM HOSPITALITY
NASHVILLE AIRPORT LLC
3423 Polk Pike Drive
Nashville, TN 37214

Map _____, Parcel _____
09713004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAISHREE, LLC**, has this day bargained and sold and does, by these presents, sell, transfer, and convey unto **PARADIGM HOSPITALITY NASHVILLE AIRPORT LLC**, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 2 as shown on the Final Plat First Revision Section 10 Larchwood Commercial Subdivision, of record in Book 8250, page 852, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jaishree, LLC, a Tennessee limited liability company, by Deed of Correction from Nashville Land Fund, LTD., L.P., a Tennessee limited partnership, dated January 30, 1998, of record at Book 10799, page 540, Register's Office of Davidson County, Tennessee. For further source of title, see also Book 10685, page 90, said Register's Office.

This conveyance is subject to those matters shown in Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **PARADIGM HOSPITALITY NASHVILLE AIRPORT LLC**, its successors and assigns, forever.

Grantor covenants it is lawfully seized and possessed of said property; has a good and lawful right to sell and convey the same; and that it is free and unencumbered except for easements and restrictions of record, if any.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate unto the said **PARADIGM HOSPITALITY NASHVILLE AIRPORT LLC**, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our signatures this 15th day of June, 2015.

JAISHREE, LLC
by BHIKHUBHAI D. PATEL, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, David B. Foutch, of the state and county mentioned, personally appeared BHIKHUBHAI D. PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge such person to be president (or other officer authorized to execute the instrument) of JAISHREE, LLC, the within named bargainor, a limited liability company and that such president or officer as such capacity, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as president.

Witness my hand and official seal at office in Lebanon, Wilson County, Tennessee, this 15th day of June, 2015.

NOTARY PUBLIC

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
6-26-17

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $4,225,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2015.

NOTARY PUBLIC or REGISTER

My Commission Expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

EXCEPTIONS

1. Subject to any and all matters as shown on the plat of record in Plat Book 8250, Page 852.
2. Subject to any and all matters as shown on the plat of record in Plat Book 6900, Page 875.
3. Subject to any and all matters as shown on the plat of record in Plat Book 8250, Page 838.
4. Subject to Cross-Access Easement by and between Nashville Land Fund, LTD. and Shanabhai S. Patel of record in Book 7809, Page 502.
5. Subject to sewer line easement set forth in the deed of record in Book 5569, Page 99.
6. Subject to easements set forth in the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, Page 185.
7. Subject to easements set forth in the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4868, Page 616.
8. Subject easements set forth in the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6434, Page 906.
9. Subject to permanent right of way to Metropolitan Government of Nashville and Davidson County of record in Book 6415, Page 171.
10. All other easements and restrictions of record.