This Instrument Prepared By and Return to: Rudy Title and Escrow, LLC 2012 21ST Avenue South Nashville, TN 37212	Name and Address of Property Owner: Darmesh Patel, Vishal Banker, and Raj Narayan, as tenants in common	Property Address: 2460 Music Valley Drive Nashville TN 37214-1004
Mail Tax Bills to: Owner 2460 Music Valley Drive Nashville TN 37214-1004		Map/Parcel ID Nos: 062-110.00

State of Tennessee
County of Davidson

The actual consideration, or value, whichever is greater, for this transfer is $3,410,001.00.

Affiant

Subscribed and sworn to before me this 15 day of December 2015.

Notary Public

My Commission Expires: 3618

AFFIX SEAL

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 15 day of December 2015, by **WGH CORP.**, a/k/a **WGH Corporation**, a Tennessee corporation ("Grantor").

WITNESSETH:

For valid consideration, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto **Darmesh Patel**, with a 1/3 ownership interest and **Vishal Banker**, with a 1/3 ownership interest, and **Raj Narayan**, with a 1/3 ownership interest, all as tenants in common (collectively "Grantee") the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

Being the 1.34 acre tract that is shown as Lot No. 4 on the Plan Music City Villa, Section "3", as of record in Plat Book 5190, Page 693, Register's Office for Davidson County, Tennessee ("Register's Office") more completely described as follows:

BILL GARRETT, Davidson County
Trans:T20150106532 DEEDWARRSP
Recvd: 12/17/15 10:22 3 pgs
Fees:18.00 Taxes:12617.00

20151217-0126906

Beginning at a point in the southerly margin of Music City Circle; thence south 77 degrees 49 minutes 31 seconds east a distance of 178.41 feet along the southerly margin of Music City Circle; thence in an arc in a southeasterly direction a distance of 35.51 feet to a point in the westerly margin of Music Valley Drive; thence along the westerly margin of Music Valley Drive, south 10 degrees 00 minutes 05 seconds east a distance of 235.27 feet to an iron pin; thence north 77 degrees 49 minutes 31 seconds west a total distance of 295.00 feet to an iron pin; thence north 12 degrees 10 minutes 29 seconds east a distance of 236.54 feet to the point of beginning.

INCLUDED but EXCLUDED from the above described tract is that portion conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, for the right-of-way of Music Valley Drive, of record in Instrument No. 200001120004302, in the Register's Office. Said right-of-way acquisition is part of WGH Corporation property as of record in Deed Book 6227, Page 329, and is more particularly described as follows:

BEGINNING at a point in the existing westerly right-of-way of Music Valley Drive approximately at Station 30+31, 14.32 feet left of the survey centerline as shown on Project 94-R-1, Music Valley Drive Right-of-Way Plan; said point being the southeasterly corner of the WGH Corporation property of record in Deed Book 6227, Page 329, of the Register's Office; said property being Parcel 110 on Map 62, in the Davidson County Property Assessor's Office; THENCE, with said common line of WGH Corporation and Fiddler's Inn, Inc., North 78° 29' 11" West, 29.88 feet to a point; THENCE, leaving said common line, and running with the proposed westerly right-of-way of Music Valley Drive, North 10° 15' 21" West, 241.76 feet to a point; THENCE, continuing with said proposed right-of-way, along a curve to the left having a central angle of 68° 16' 55", a radius of 20.00 feet, for an arc length of 23.83 feet to the point of intersection with the southerly right-of-way of Music City Circle; THENCE, with said right-of-way, South 78° 32' 16" East, 23.01 feet to the existing right-of-way of Music Valley Drive; THENCE, with said existing right-of-way of Music Valley Drive, along a curve to the right having a central angle of 67° 38' 48", a radius of 30.00 feet, for an arc length of 35.42 feet to a point;
THENCE, South 10° 18' 29" East, 235.27 feet to the Point of Beginning and containing therein 7,014.28 square feet or 0.161 acres, more or less.

Being the same property conveyed to Grantor, a Tennessee corporation, by Quitclaim Deed from Doyle S. Gaw and John D. Walker, of record in Book 6227, Page 329, Register's Office, dated February 6, 1984 and recorded on February 6, 1984. WGH Corp. and WGH Corporation are one and the same entity.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors, and assigns forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is subject to, without limitation: (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable; (ii) all applicable laws (including zoning, building ordinances and land use regulations); (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, including matters shown on the Plan of record in Plat Book 5190, Page 693, Register's Office; (iv) all matters that may be revealed by a current and accurate survey or inspection of the Property; (v) access restrictions on Music Valley Drive, with any access to the Property off of Music City Circle, as shown on the Plan of record in Plat Book 5190, Page 693, Register's Office; house trailer park restriction as set out in Deed of record in Book 4546, Page 287, Register's Office; and (vi) Days Inn Licensing Agreement.

WITNESS the execution of this Special Warranty Deed by Grantor the day and year first above written.

WGH CORP., a/k/a WGH Corporation

By: _____

Title: Pres

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, John Gleaves, a Notary Public of said County and State, personally appeared JOHN D. WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of WGH CORP., a/k/a WGH Corporation, the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, TN, this 15 day of December, 2015.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____

Notary Public

My Commission Expires: 3-6-18