BILL GARRETT, Davidson County
Trans:T20150106532 DEEDWARRSP
Recvd: 12/17/15 10:24 3 pgs
Fees:18.00 Taxes:14522.50
20151217-0126907

This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Opry Investment, Inc.	New Owner	**062-110.00**
2460 Music Valley Dr.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dharmesh 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** have this day bargained and sold, and do hereby transfer and convey unto the said **Opry Investment, Inc., a Tennessee Corporation**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, 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 said County, more completely described as follows:

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 degrees10 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 for Davidson County, Tennessee.
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 for Davidson County, Tennessee; 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\'b0 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 deg. 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\'b0 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\'b0 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\'b0 38' 48", a radius of 30.00 feet, for an arc length of 35.42 feet to a point;
THENCE, South 10\'b0 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 Dharmesh 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 by Special Warranty Deed from WGH Corp., aka WGH Corporation, a Tennessee Corporation, as of record in Instrument No. 20151217-0126906 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Easement(s) granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200001120004302, in the Register's Office for Davidson County, Tennessee.
- No house trailer park shall be located on said property, as set out in Deed of record in Book 4546, Page 287, Register's Office for Davidson County, Tennessee.
- No access shall be allowed on Music Valley Drive, any access to property shall be off Music City Circle, as shown on the Plan of record in Plat Book 5190, Page 693, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 693, Register's Office for Davidson County, Tennessee.
- Subject to the Days Inn Licensing Agreement.

This is improved property, known as **2460 Music Valley Dr., Nashville, TN 37214**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 our hand this 15th day of December, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dharmesh Patel

Raj Narayan

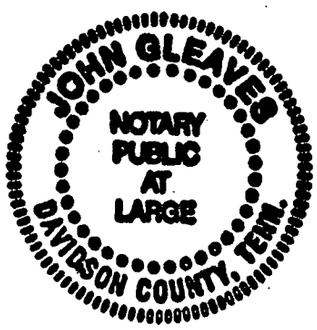
Vishal Banker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DHARMESH PATEL, RAJ NARAYAN AND VISHAL BANKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

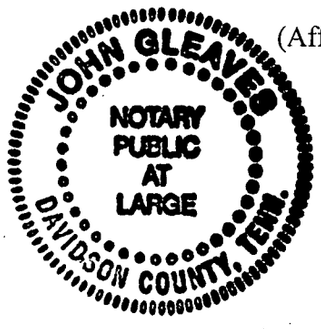
The actual consideration or value whichever is greater, for this transfer is $3,925,000.00.

V. R. Patel
Affiant

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

Notary Public

My commission expires: 3-6-18



(Affix Seal)