SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000662 DEEDWARRSP
Recvd: 01/05/16 09:13 5 pgs
Fees:28.00 Taxes:2867.50
20160105-0000708

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January

Notary Public

MY COMMISSION EXPIRES: My Commission Expires AUG. 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Continental Inns of America, Franklin, LLC, a Tennessee LLC	Continental Inns of America, Franklin, LLC, a Tennessee LLC	Map-Par. 060-04 0005.0 Map-Par. 060-04-0 006.00 Map-Par. 060-04-0 007.00 Map-Par. 050-16-0 024.00
(NAME)	(NAME)	
303 Interstate Drive	303 Interstate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37213	Nashville, TN 37213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PROFESSIONAL REAL ESTATE DEVELOPERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CONTINENTAL INNS OF AMERICA, FRANKLIN, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE FIRST (1ST) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND WITHIN THE CITY OF NASHVILLE, TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 5

Being a part of Lot B5 and B6 on the Map of Tamble Subdivision, as of record in Book 974, Page 31, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Homestead Road, as row widened to 50 feet, at an iron pin, which is 77.4 feet east from the original corner of Tract B6 and B7; thence partly along a fence, north 2" 38' west 346.6 feet to a point in the south line of the property conveyed to the State of Tennessee, for the use and benefit of the Department of Highway and Public Works, by deed from F. C. Young and wife, as of record in Book 3770, Page 443; thence along the line of the property of the State of Tennessee, north 69E 34' 10" east 186 feet to a point in the north line of this Subdivision; thence along said line, north 89" 51' east 9.1 feet; thence southerly 425 feet more or less to the north margin of Homestead Road; thence with the margin of the same, westerly 136.6 feet to the point of beginning.

BEING part of the same property conveyed to Fred C. Young and wife, Irene Neal Young, by deed from J. W. Griffin and wife, as of record in Book 1726, Page 265, said Register's Office. The said Irene Neal Young having since died.

BEING the property conveyed to Milton C. Fuqua and wife, Helen Audry Fuqua, by deed from Fred C. Young and wife, Mary Elizabeth Young, as of record in Book 3832, page 341, said Register's Office, and being the same property conveyed to Milton Claude Fuqua by quitclaim deed from Helen Audrey Fuqua, of record in Book 6029, page 792, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the fact that where the land hereinabove described abuts the property conveyed to the State of Tennessee, the said conveyance was in fee simple for a controlled access highway and all rights of ingress and egress to, from and across the same as to the land in question were conveyed and the land in question has no access to said controlled highway.

This conveyance is subject to the following easement:

A 20 foot permanent easement across a portion of Lots B-5 and B-6 of the Tamble Subdivision, as of record in Book 974, page 31, R.O.D.C., Tennessee, the centerline of said easement being more particularly described as follows:

Beginning at a point in the northerly margin of Homestead Road, said point being eastwardly 6 feet, more or less, from the southwesterly corner of the Milton Claude Fuqua property; thence northwardly 370 feet, more or less, to a point in the northwesterly line of the aforesaid property, said point being northeastwardly 48 feet, more or less, from the northwesterly corner of the aforesaid property.

A 10 foot temporary construction easement east of and adjacent to the aforedescribed permanent easement, said temporary construction easement to be abandoned upon completion of construction.

Being part of the property conveyed to Milton Claude Fuqua, the deed for which is of record in Book 6029, page 792, R.O.D.C., Tennessee.

This easement is by order of the Court in the matter of Metro v. Fuqua, Third Circuit Court for Davidson County, Tennessee, Docket No. 84C-1815, the same of record in Book 6316, page 37, Register's Office for Davidson County, Tennessee.

PARCEL 6

TRACT 1: Being the southeast part of lot B-5 on the Map of the Tamble Subdivision in the 12th District of Davidson County, or record in Book 974, page 31, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor April 16, 1946 as follows:

BEGINNING at a point in the north margin of Homestead Road 400 feet west of the westerly margin of U.S. Highway No. 41; thence north along the rear lines of lots B-1, B-2, and B-3, 314.5 feet to an iron pin, being the southeast corner of the Louis D. Robertson Lot; thence westerly along Robertson's south line, 106 feet to an iron pin; thence southerly 315.5 feet to an iron pin in the north margin of Homestead Road; thence easterly along the north margin of said road 106 feet to the point of beginning.

TRACT 2: Being part of lot no. B-5 on the Map of Tamble's property in the 12th District of said county, of record in Book 974, page 31, Register's Office for said county and described according to a survey made by Pete Meyer, December 19, 1945 as follows:

BEGINNING at a point in the center line of Homestead Road which point is 507.75 feet more or less west of the westerly margin of Dickerson Pike, said point is also the south west corner of lot B-5, which has previously been conveyed to Clarence L. Parker, by deed from J.W. Griffin and wife, of record in Book 1316, page 1592, Register's Office thence along Parker's westerly line north 5E 30' west 451.2 feet to an iron pin; thence westerly 80 feet to a point; thence south 5E 30' west 451.2 feet more or less to the center line of Homestead Road; thence with the center line of the same, south 86E 30' east 80 feet to the beginning.

Being the same property vested in Nancy W. Froman, devisee under the will of Elliot Stanley Ford, a verified copy of which is of record in Book 5043, page 298, Register's Office for Davidson County, Tennessee.

PARCEL 7

Land in Davidson County, Tennessee, being the westerly 75 feet of Lots Nos. B-1 and B-2 on the Map of TAMBLE'S SUBDIVISION of record in Book 974, page 31, Register's Office for said County.

Said parts of said lots front 75 feet on the north side of Homestead Road and runs back between parallel lines, as measured from the center of said road, 219 feet to the south line of Lot No. B-3 of said Subdivision.

Included in the above description, but excluded therefrom, is that part of the property conveyed to Davidson County by deed of record in Book 1316, page 672, said Register's Office.

Being the same property conveyed to Nancy W. Laws, William R. Witttenmeier, Jr., Kathleen W. Eurten, David P. Sartor, G. Bruce Sartor, Bettye R. Wittenmeier, Ray P. Raymer, Forrest Joel Eurton, Jr., and Forrest Joel Eurton, Sr., by deed from William R. Wittenmeire, of record in Book 6001, page 669, Register's Office for Davidson County, Tennessee, G. Bruce Sartor is now deceased and by Will dated January 21, 1967, and of record in Will book 145, page 268, Probate Court for Davidson County, Tennessee, left his interest in said property to Kathleen L. Sartor.

Being the same property conveyed to Nancy W. Sartor (formerly Nancy W. Laws), William R. Wittenmeier, Jr., Kathleen W. Eurton, David P. Sartor, Bettye R. Wittenmeier, and Forrest Joel Eurton, Jr., by quitclaim deed from Kay P. Raymer, Forrest Joel Eurton, Sr., and Kathleen L. Sartor, of record in Book 6582, page 520, Register's Office for Davidson County, Tennessee.

PARCEL 24

Being the northeasterly part of Lot No. B-5 on the Map of part of the Tamble Sub., as of record in Book 974, page 31, Register's Office for said county, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, April 16, 1946, as follows:

Beginning at the common corner of Lots Nos. B-4 and B-5; thence along the northerly line of said Lot No. B-5 westwardly 106 feet to an iron pin; thence southwardly and parallel to the westerly margin of U. S. Highway No. 41, 110 feet to a point 315.5 feet north of the northerly margin of Homestead Road, as now widened and located; thence eastwardly 106 feet to an iron pin in the line between Lots Nos. B-3 and B-5; thence along the line between Lots Nos. B-3, B-4 and B-5, northwardly 112 feet to the beginning.

Together with a right-of-way for ingress and egress over a part of said Lot B-5 shown on said plan and said survey being 14 feet in width and running south from the southwest corner of the above described property to the northerly margin of Homestead Road, which right-of-way is described as follows:

Beginning at a point in the northerly margin of Homestead Road, 506 feet west of the westerly margin of U.S. Highway No. 41; thence northwardly 315.5 feet to an iron pin at the southwest corner of said property above described; thence with the southerly line of the same eastwardly 14 feet; thence southwardly, parallel to the first line 315.5 feet, more or less, to the northerly margin of Homestead Road, as now widened and located; thence with the northerly margin of same westwardly 14 feet to the beginning; and together with a further easement for the use of well water and the electric pumping system installed thereon located on the southwest part of Lot B-5 as shown on the plan of Campbell Subdivision, of record in Book 974, page 31, said Register's Office, for which the grantees shall pay to the owners of said part of Lot No. B-5 the sum of $3.00 per quarter and said easement shall run with the land as set out in deed form Clarence L. Parker and wife, to Louis D. Robertson and wife, of record in Book 1403, page 236, said Register's Office.

Being the same property conveyed to Professional Real Estate Developers, Inc., by deed from David T. and Nancy W. Sartor, as tenants by the entirety, a one-third (1/3) undivided interest unto Leroy Froman and wife, Nancy, as tenants by the entirety, a one-third (1/3) undivided interest, and Milton Fuqua, an unmarried man, an undivided one-third (1/3) interest, of record in Book 10051, page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Professional Real Estate Developers, LLC by deed from Professional Real Estate Developers, Inc. of record at Book 11059, page 812, Registers Office of Davidson County, Tennessee

This property is unimproved property known as 335, 337, and 343 Homestead Road, and Improved Property known as 339 Homestead Road, Nashville, Tennessee 37207.

This conveyance is subject to the following exceptions:

1. Easement for the flow of a creek or branch across Lot B-6.

2. Title to that portion of the premises embraced within the bounds of Homestead Road, as widened by deed to Davidson County of record in Book 1341, page 347, Register's Office for Davidson County, Tennessee, wherein said road was widened to 50 feet.

3. Sewer Easement of record in Book 6316, page 37, Register's Office for Davidson County, Tennessee.

4. Easement 14' is reserved along the west line of premises herein described for the purpose of ingress and egress to the property located in the rear of record in Book 1416, page 541, Register's Office for Davidson County, Tennessee.

5. Right-of Way Easement granted the State of Tennessee of record in Book 1316, page 672, Register's Office for Davidson County, Tennessee.

6. Right-of-Way for ingress and egress of record in Book 1403, page 236, Register's Office for Davidson County, Tennessee.

7. An easement in Book 974, page 31 and at Book 6029, page 792 and Book 6316, page 37, Register's Office for Davidson County, Tennessee.

8. All matters subject to the map of the Tramble Subdivision of record at Book 974, page 31, Register's Office for Davidson County, Tennessee.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 my hand this 4th day of January, 2016.

PROFESSIONAL REAL ESTATE DEVELOPERS, LLC

BY: _____

Raman G. Dayal, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Raman G. Dayal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Professional Real Estate Developers, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

Witness my hand, at office, this 4th day of January, 2016.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Notary Public

My Commission Expires