WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/23/19

JULIE CRAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160017573 DEEDWARR
Recvd: 03/03/16 11:45 2 pgs
Fees:13.00 Taxes:8140.00
20160303-0020427

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Airport Hospitality, LLC (NAME)	New Owner (NAME)	
1564 Stillwater Ct. (ADDRESS)	(ADDRESS)	107-48.00
Bowling Green, KY 42103 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **GITA BANKER, A MARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY AIRPORT HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows: According to a survey dated December 18, 1984, File No. SD. 8413-JHW of Barge, Waggoner, Sumner and Cannon, being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, lying South of I-40, West of Briley Parkway and bordering the North margin of Glastonbury Drive, more particularly described as follows: Beginning at a concrete monument in the Northerly margin of Glastonbury Drive, said monument being located 373.65 feet Westerly from the West margin of Briley Parkway: Thence, with a curve to the left having a central angle of 04° 53' 50", a radius of 1019.31 feet, a chord bearing S 44° 36' 17" W, 87.09 feet and a curve length of 87.12 feet to an iron rod in the center of a small stream; Thence, with the Northeast boundary of Glastonbury Woods Apartments along the center of said stream, N 54° 10' 48" W, 572.21 feet to an iron rod; Thence, N 78° 06' 16" W, 200.75 feet to an iron rod in the Easterly boundary of Patricia Heights Subdivision as of record in Book 2331, Page 131, R.O.D.C., Tenn.; Thence, with said subdivision, N 03° 59' 37" E, 181.64 feet to a concrete monument in the Northeast margin of Elissa Drive; Thence, N 04° 46' 27" E, 144.00 feet to a point in the South line of Bell-Air Subdivision as of record in Book 2900, Page 29, R.O.D.C., Tenn.; Thence, with said subdivision, S 85° 33' 34" E, 518.30 feet to a concrete monument; Thence, with the West line of Drury Development Corporation as of record in Book 5060, Page 172, R.O.D.C., Tenn., S 16° 44' 43" E, 625.31 feet to the point of beginning. Containing 6.45 acres, more or less. The above-described property is encumbered by a sanitary sewer easement, 20' in width, along the Southwest boundary of the property.

Being the same property conveyed to Gita Banker, a married woman by Special Warranty Deed as of record in Instrument No. 20160217-0015111, Register's Office for Davidson County, Tennessee.

****Said property is not the primary residence of Gita Banker.**

This conveyance is subject to:

- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Easement for Sanitary Sewer recorded in Book 6620, Page 611 in the Register's Office, Davidson County, Tennessee.
- Terms and provisions of Easement Agreement recorded in Book 2906, Page 239 in the Register's Office, Davidson County, Tennessee.

This is **(X) unimproved ( ) improved** property known as **0 Glastonbury Road, Nashville, TN 37217.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 24th day of FEB, 2016.

GITA BANKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GITA 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of February, 2016.

Notary Public

My Commission Expires: 10/23/19

(SEAL)

JULIE CRAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212