BILL GARRETT, Davidson County
Trans:T20160019255 DEEDWARR
Recvd: 03/09/16 10:00 3 pgs
Fees:18.00 Taxes:11100.00
20160309-0022487

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Wilson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000,000.00.

Affiant

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/18/18

ADDRESS OF NEW OWNER:
Kshama Hotel, LLC
5770 old Hickory Blvd
Hermitage, TN 37076

SEND TAX BILLS TO:
5770 old Hickory Blvd
Hermitage TN 37076

PARCEL:
086 00 0 199.0

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KRISHNA ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **KSHAMA HOTEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Revised Priest Lake Commercial Park, plan of record in Book 4715, page 3, and revised in Book 4715, page 102, both of record in Register's Office for Davidson County, Tennessee and further described by Property Line Survey of Barge, Waggoner, Sumner and Cannon, Wendell H. Talley, Tenn. Lic. No. 785, dated September 19, 1991 and revised April 10, 1992 and April 21, 1992 as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being northwesterly 214 feet, more or less, from the northerly margin of Interstate 40; thence, with said margin easterly north 13° 20' west, 150.00 feet to a point, thence leaving said margin south 77° 30' east 635.47 feet to a point; thence, south 00° 42' east 267.61 feet to a point in the northerly margin of Interstate 40; thence, with said margin north 81° 44' west 356.00 feet to a point, thence, leaving said margin north 23° 48' west 154.90 feet to a point; thence north 69° 11' west, 186.45 feet to the Point of Beginning. Containing 141,596 square feet or 3.25 acres, more or less. (Legal description taken from prior deed.)

Being the same real estate conveyed to Krishna Associates, a Tennessee general partnership by Special Warranty Deed recorded May 1, 1992 in Book 8616, page 153, in the Register's Office of Davidson County, Tennessee.

This is **improved** __X__ property known as 5770 Old Hickory Blvd., Hermitage, TN 37076
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** its successors and/or assigns forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (1) the lien of the 2016

County taxes which shall be prorated and assumed by the Grantee herein; (2) easement to Shell Oil Company of record in Book 4049, page 395, in the Register's Office of Davidson County, Tennessee; (3) Temporary Slope and Construction Easement of record in Book 7642, page 705, in said Register's Office; (4) Utility Easement of record in Book 8371, page 506, in said Register's Office; (5) Easement of record in Book 3848, page 554, i said Register's Office; (6) Lease from Krishna Associates d/b/a Ramada Limited of Hermitage, Tennessee, a Tennessee general partnership to Cinco De Mayo recorded I Instrument No. 20060327-0034597, in said Register's Office; (7) Memorandum of Lease Agreement from Krishna Associates d/b/a Ramada Limited of Hermitage, Tennessee, a Tennessee general partnership to Cinco De Mayo recorded in Instrument No. 20150423-0036587, in said Register's Office; (8) easements, restrictions, and building setback lines, including 20' permanent sewer easement, 50' public utilities, drainage and access easement, 20' easement for roadway widening located on the land, of record in Plat Book 4885, page 118; in Plat Book 4715, page 3; and as revised in Plat Book 4715, page 102, in said Register's Office; and, the undersigned further covenants and binds itself, its successors and/or 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 4th day of March, 2016.

KRISHNA ASSOCIATES, a Tennessee general partnership

By: _____
Name: Prabhu M. Patel
Title: Partner

By: _____ by Snehal Patel POA
Name: Jagu V. Patel by Snehal Jagu Patel
Attorney-in-Fact
Title: Partner

By: _____
Name: Dilip Hardev
Title: Partner

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, a notary public of the state and county aforesaid, personally appeared PRABHU M. PATEL, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of KRISHNA ASSOCIATES, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as Partner.

WITNESS MY HAND and seal, at office, on this the _____ day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, Polly E. Lavit, a notary public of the state and county aforesaid, personally appeared SNEHAL JAGU PATEL, Attorney-in-Fact for Jagu V. Patel, a partner of KRISHNA ASSOCIATES, a Tennessee general partnership pursuant to instrument of record in 20160309-0022486, in the Register's Office of Davidson County, Tennessee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of the said Jagu V. Patel.

WITNESS MY HAND and seal, at office, on this the 4th day of March, 2016.

Polly E Lavit
NOTARY PUBLIC

My Commission Expires: 5/8/19

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, a notary public of the state and county aforesaid, personally appeared, DILIP HARDEV, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of KRISHNA ASSOCIATES, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as Partner.

WITNESS MY HAND and seal, at office, on this the _____ day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____