THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,025,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 9th day of May, 2016.

Notary Public
My Commission Expires: 11/5/18

MARY MARGO TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 5, 2018

BILL GARRETT, Davidson County
Trans:T20160038755 DEEDWARR
Recvd: 05/10/16 10:22 3 pgs
Fees:18.00 Taxes:18592.50
20160510-0046216

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mantra Hotel, LLC 5581 Franklin Pike Circle Brentwood, TN 37027	SAME	Map/Parcel 160-00-0-056.01

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, BW Brentwood Inc., a Tennessee corporation (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto Mantra Hotel, LLC, a Tennessee limited liability company (the "Grantee"), its heirs and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described in Exhibit A.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it, and that said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and have a good right to convey it.

Grantor further covenants and binds themselves, its heirs and assigns, to warrant and forever defend the title to said Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This deed may be executed in any number of duplicate counterparts. Each such duplicate counterpart, which has been signed by at least one signatory, when combined with other counterparts, which have been signed by the other signatories, shall be deemed an original.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 9th day of May, 2016.

GRANTOR:
BW Brentwood Inc.

Baldeep Hayer, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baldeep Hayer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of BW Brentwood Inc., a Tennessee corporation, and that he, as such President, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand in Nashville, Tennessee this 9th day of May, 2016.

Notary Public

My Commission Expires: 11/5/18

MARY MARGO TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 05, 2018

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

A certain tract or parcel of land lying in the Sixth (6th) Civil District of Davidson County, Tennessee, being more fully described according to a survey thereof by Ragan, Smith, Murphy & Associates, dated January 11, 1985, Job No. 79-056, as follows:

Beginning at an iron pin set on the south right-of-way line of Franklin Pike Circle, said pin being the northwest corner of the Commerce Union Bank property of record in Deed Book 5475, page 489, Register's Office of Davidson County, Tennessee; thence with the west line of the Commerce Union Bank property south 05° 48' 24" west a distance of 300.31 feet to an existing iron pin by a concrete highway monument at the intersection of the north right-of-way line of Old Hickory Boulevard and the east right-of-way line of Interstate 65; thence with the east right-of-way line of Interstate 65, north 45° 08' 43" west a distance of 464.00 feet to an existing concrete highway monument at the intersection of the east right-of-way line of Interstate 65 and the south right-of-way line of Franklin Pike Circle; thence, eastwardly with the south right-of-way line of Franklin Pike Circle and a 377.50 foot radius curve to the right 127.06 feet to an existing concrete monument, said curve has a chord bearing and distance of north 88° 15' 38" east 126.46 feet; thence, continuing with said right-of-way line, south 82° 05' 49" east, a distance of 235.14 feet to the point of beginning and containing 57,049 square feet or 1.30 acres.

LESS AND EXCEPT THE FOLLOWING PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE which was conveyed to the State of Tennessee by deed from Gail P. Pigg, Trustee, with full power to sell, mortgage, transfer and convey without joinder of the Beneficiaries, of record in Book 7526, page 490, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of Franklin Pike Circle and the existing east margin of I-65; thence, with said south margin eastwardly 40 feet more or less; thence South 14° 59' 36.4" east 57.61 feet to a point in the existing east margin of I-65; thence with said east margin northwestwardly 72 feet more or less to the point of beginning and containing 1049 square feet.

Being the same property conveyed to BW Brentwood, Inc., a Tennessee corporation, by Quitclaim Deed of record at Instrument No. 20130515-0048784, Register's Office of Davidson County, Tennessee.