BILL GARRETT, Davidson County
Trans:T20160047599 DEEDWARR
Recvd: 06/06/16 14:00 2 pgs
Fees:13.00 Taxes:2775.00
20160606-0056905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

Subscribed and sworn to before me this 3RD DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/12/2017

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shiv Sai Hospitality Group Inc	Shiv Sai Hospitality Group Inc. (NAME)	02600010300
50 Michael Circle (ADDRESS)	50 Michael Circle (ADDRESS)	
Lafayette, TN 37083 (CITY) (STATE) (ZIP)	Lafayette, TN 37083 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry C. Wynns, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shiv Sai Hospitality Group Inc, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT AN IRON ROD IN THE EASTERLY RIGHT OF WAY OF CONFERENCE DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE 518 PROPERTY MANAGEMENT PROPERTY AS DESCRIBED IN INSTRUMENT 20010517-0051418 RODC;

THENCE, WITH SAID RIGHT OF WAY, NORTH 26 DEGREES 05 MINUTES 01 SECONDS WEST, 308.29 FEET TO AN IRON ROD;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 00 DEGREES 10 MINUTES 43 SECONDS, A RADIUS OF 1416.99 FEET, AN ARC LENGTH OF 4.42 FEET, A CHORD BEARING OF NORTH 25 DEGREES 59 MINUTES 39 SECONDS WEST AND A CHORD LENGTH OF 4.428 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE 100 LENOX PLACE INVESTMENTS PROPERTY AS DESCRIBED IN PLAT BOOK 9700 PAGE 32 RODC;

THENCE, WITH LENOX FOR THE NEXT THREE CALLS, NORTH 84 DEGREES 11 MINUTES 12 SECONDS EAST, 8.18 FEET TO AN IRON ROD;

THENCE, NORTH 84 DEGREES 10 MINUTES 37 SECONDS EAST, 488.53 FEET TO AN IRON ROD;

THENCE, NORTH 84 DEGREES 42 MINUTES 48 SECONDS EAST, 193.01 FEET TO AN IRON ROD IN THE WEST LINE OF THE PICCADILLY PARTNERS PROPERTY AS DESCRIBED IN INSTRUMENT 20141202-0110412 RODC;

THENCE, SOUTH 09 DEGREES 41 MINUTES 57 SECONDS EAST, 75.41 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF THE 518 PROPERTY;

THENCE, WITH 518'S NORTH LINE, SOUTH 63 DEGREES 55 MINUTES 56 SECONDS WEST, 625.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 124136 SQUARE FEET OR 2.85 ACF

BEING PART OF THE SAME PROPERTY CONVEYED TO LARRY C. WYNNS, BY DEED FROM FELLOWSHIP OF CHRISTIAN ATHLETES, AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, OF RECORD IN BOOK 11156, PAGE 351, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRICIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved (X)
This is improved ( ) property, known as 0 Conference Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3rd day of June, 2016.

Larry C. Wynns

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry C. Wynns, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072