NEW OWNER:

LEE MOTEL, LLC
2615 ELM HILL PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1001

Map 106
Group 001
Parcel 065.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160067893 DEEDWARR
Recvd: 08/05/16 14:25 3 pgs
Fees:18.00 Taxes:1942.50
20160805-0081573

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty-Five Thousand and 00/100 Dollars ($525,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ISHVARBHAI N. PATEL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LEE MOTEL, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being **Lot Nos. 9 and 10** on the Plat of Maggie E. Minton's Subdivision of record in Plat Book 161, page 81, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet, more or less, on the northerly side of Murfreesboro Road, as now widened and located and runs back between lines 211.7 feet on the west line of Lots No. 10 and 216.11 feet on the east line of Lot No. 9 to an alley in the rear measuring 88.6 feet, more or less thereon.

Being the same property as conveyed to **ISHVARBHAI N. PATEL,** married, by Quitclaim Deed from Manuben I. Patel, married, of record in Instrument No. 20050902-0105687, in the Register's Office for Davidson County, Tennessee. Reference is further made to the Warranty Deed from William Taylor and wife, Sharon Taylor to Ishvarbhai N. Patel and wife, Manuben I. Patel, being of record in Book 5750, Page 65, said Register's Office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of
426 MURFREESBORO PIKE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 81, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 3rd day of August, 2016.

Ishvarbhai N Patel

ISHVARBHAI N. PATEL

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ISHVARBHAI N. PATEL**, 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 at office this 3rd day of August, 2016.

GLEN C. WATSON III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

NOTARY PUBLIC

My commission expires: 1/8/19

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The actual consideration or value, whichever is greater, for this transfer is **$525,000.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of August, 2016.

NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY