BILL GARRETT, Davidson County
Trans:T20160088655 DEEDWARRSP
Recvd: 10/07/16 12:57 3 pgs
Fees:18.00 Taxes:18130.00
20161007-0106441

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Heritage Hospitality, LLC,
a Tennessee Limited Liability Company

TO: Manglam Hotels, LLC
202 Northgate Circle
Goodlettsville, TN 37072

MAP & PARCEL:

019 14 0 013.00

SEND TAX BILLS TO: SAME

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable Heritage Hospitality, LLC, a Tennessee Limited Liability Company, Grantor herein, has bargained and sold and by these presents does convey unto Manglam Hotels, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns the following described property:

Land in Davidson County, Tennessee being Lot No. 5 as shown on the Final Plat Section Five Northcreek Commons of record in Book 7900, page 441, said Register's Office, more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Northgate Circle (a 90 foot road) said pin also being situated at the westerly end of the northwest return curve at the intersection of Northgate Circle and Northcreek Boulevard (a 90 foot road); Thence,

1. With the northerly right-of-way line of Northgate Circle 102.29 feet (102.28 feet recorded) along the arc of a curve to the right that has a radius of 174.93 feet to an existing iron pin, said curve has a chord bearing & distance of N74°47'04"W, 100.838 feet, (N74°45'02"W, 100.83 feet recorded); Thence,
2. Continuing with said right-of-way line, N58°03'04"W, 69.01 feet (N58°00'00"W, 69.01 feet recorded) to an existing P.K.Nail; Thence,
3. With the easterly line of lot 6 as shown on the plan entitled "Section 5, Northcreek Commons" as of record in plat book 7900, page 441, R.O.D.C., Tennessee, N10°02'30"W, 443.82 feet (N10°02'16"W, 443.79 feet recorded) to an existing concrete monument; Thence,
4. With the southerly line of lot 3 as shown on the plan entitled "Section 2, Northcreek Commons" as of record in plat book 6200, page 711, R.O.D.C., Tennessee, N88°28'13"E, 245.07 feet (N88°30'00"E, 244.98 feet recorded) to and existing concrete monument; Thence,
5. With the westerly right-of-way line of Northcreek Boulevard, S01°30'00'E, 481.02 feet to an existing iron pin; Thence,
6. Southwesterly 39.30 feet (39.27 feet recorded) along the arc of a curve to right that has a radius of 25.00 feet to the point of beginning, said curve has a chord bearing & distance of S43°25'56"W, 35.375 feet (S43°30'00"W, 35.36 feet recorded).

This tract contains 101,322 square feet or 2.326 acres more or less a calculated by the above courses which were determined within the precision requirements of a Category I, ALTA/ACSM Land Title Survey of 1992, according to a survey dated August 26, 1994, last revised September 9, 1994 & prepared by Ragan-Smith-Associates, Inc. (John O. Spry, T.R.L.S. No. 727), 315 Woodland Street, Nashville, TN 37206.

AND BEING the same property conveyed to the Grantor by the deed of record at Instrument No. 00009560-0000933, Register's Office of Davidson County, Tennessee.

This is improved commercial property known as 202 Northgate Circle, Goodlettsville, TN 37072, and this is the same description as the prior deed of record.

This property is being conveyed subject to 2016 Davidson county property taxes which has been prorated between the parties and payment of which is assumed by the Grantee. This conveyance is also subject to all matters shown on the plan of record in Plat Book 7900, page 441, Register's Office for Davidson County, Tennessee; Subject to all matters shown on the Plan of record in Plat Book 6900, page 205, as being Corrected by Surveyor's Certificate of Correction of record in Book 7202, page 746, said Register's Office; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Northcreek Commons of record in Book 7118, page 938, amended in Book 7245, page 958; Book 8195, page 337; Book 9780, page 183; Instrument No. 20050106-0002035; and in Instrument No. 20050113-0004886, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Charter of Northcreek Commons Owners Association, Inc. of record in Book 7250, page 312, said Register's Office; Agreement for Dedication of Easement for Public Utilities of record in Book 7507, page 693, said Register's Office; Easement of record in Book 8746, page 779, said Register's Office; Agreement for Dedication of Easement for Public Utilities & Drainage Easement of record in Book 8831, page 249, said Register's Office; Rights of tenants, as tenants only, under recorded or unrecorded leases; and all other matters of record.

To have and to hold the said real property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, its successors and assigns forever. The Grantor covenants that it is seized and possessed of the above described property, and has the right to convey it, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said real property unto the Grantee, its successors and assigns, against every person whosoever lawfully claims the said real property or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer, this the 6th day of OCT, 2016.

HERITAGE HOSPITALITY, LLC,
a Tennessee Limited Liability Company

BY: _____
Dr. Anil Patel, Chief Manager

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Dr. Anil Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory HERITAGE HOSPITALITY, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager. WITNESS my hand, at office this the 6th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $4,900,000.00.

Grantee or Affiant

SWORN to and subscribed before me
this the 6th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY