BILL GARRETT, Davidson County
Trans:T20160091904 DEEDWARRSP
Recvd: 10/18/16 13:59 6 pgs
Fees:33.00 Taxes:22200.00
20161018-0110080

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JAM LLC 2521 Elm Hill Pike Nashville, TN 37214 Attn: Jayesh D. Patel	SAME	Map and Parcel: 163-00-0-186.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **COLLINS PARK HOTEL GENERAL PARTNERSHIP,** a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JAM LLC**, a Tennessee limited liability company (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming through the Grantors, but not further or otherwise.

Whenever 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 Grantor's hands, this 14th day of October, 2016.

COLLINS PARK HOTEL GENERAL PARTNERSHIP, a Tennessee general partnership

By: _____
Chandubhai M. Patel

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chandubhai M. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a General Partner (or other officer authorized to execute this instrument) of COLLINS PARK HOTEL GENERAL PARTNERSHIP, a Tennessee general partnership, and that he as such General Partner executed the within instrument for the purposes therein contained by signing the name of the Partnership in his capacity as General Partner.

Witness my hand, at office, this 14th day of October, 2016.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $6,000,000.00.

Jayesh D. Patel
Affiant

Subscribed and sworn before me this 14th day of October, 2016.



Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Bellwood Acres, of record in Book 4460, Page 195, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, Tennessee 37075, as follows:

Beginning at an iron pin on the southerly boundary of the Seaboard Systems Railroad property, and being the northwest corner of Lot No. 1 on the Plan of Bellwood Acres and also being the northeast corner of the property described herein; thence leaving the said southerly boundary of the Seaboard Systems Railroad property and with the westerly line the said Lot No. 1, also being the Bobby Lawson property as of record in Book 7328, Page 291, said Register's Office, South 31 deg. 59 min. 20 sec. West 192.63 feet to an iron pin in the Northerly right of way of I-24; thence along the said right of way North 62 deg. 09 min. 54 sec. West 359.99 feet to an iron pin; thence North 54 deg. 28 min. 42 sec. West 310.15 feet to an iron pin; thence leaving the right of way of I-24, and along the easterly boundary of the Bobby Lawson Property of record in Book 8011, Page 117, said Register's Office, North 31 deg. 54 min. 02 sec. East 148.30 feet to an iron pin; thence North 32 deg. 02 min. 25 sec. East 50.05 feet to an iron pin in the southerly boundary of the Seaboard Systems Railroad property; thence along the said southerly boundary of South 58 deg. 07 min. 04 sec. East 668.79 feet to the point of beginning.

Tract No. 2:

An Access and Utility Easement for the benefit of Tract No. 1 over and across Lot No. 1 of Bellwood Acres, as shown on the Plan of Bellwood Acres of record in Book 4460, Page 195, in the Register's Office for Davidson County, Tennessee, described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No.823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, Tennessee 37075, as follows:

Beginning at a point North 32 deg. 00 min. East from the southeastern most corner of Tract No. 1 described above; thence North 32 deg. 00 min. East 25.0 feet to a point; thence South 58 deg. 00 min. East 86.94 feet to a point; thence South 73 deg. 58 min. East 22.43 feet to a point; thence North 84 deg. 37 min. East 123.48 feet to a point; thence South 58 deg. 00 min. East 107.30 feet to a point in the westerly margin of Bell Road; thence with the said margin South 45 deg. 39 min. West 24.00 feet to a point; thence leaving the said margin, North 58 deg. 00 min. West 83.50 feet to a point; thence along a curve to the left with a radius of 22 feet a distance of 14.35 feet to a point; thence South 84 deg. 37 min. West 109.43 feet to a point; thence along a curve to the right with

a radius of 30 feet a distance of 11.21 feet to a point; thence North 73 deg. 58 min. West 230.00 feet to a point; thence North 58 deg. 00 min. West 90.45 feet to the point of beginning.

Being the same property conveyed to Collins Park Hotel General Partnership, a Tennessee general partnership, by deed of record in Instrument Number 20140303-0017680, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2016, a lien not yet due and payable.

2. Subject to all matters shown on the recorded plat in Plat Book 4460, Page 195, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement(s) recorded in Book 5142, Page 480, Book 5167, Page 273 and Book 8206, Page 872, Register's Office for Davidson County, Tennessee.

4. Easement Deed by Court Order recorded in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

5. Dedication of Easement and Naming the Private Access Drive Bellwood Acres (Subdivision No. 73-27-G) recorded in Instrument No. 20090622-0057903, Register's Office for Davidson County, Tennessee.

6. Restrictions appearing of record in Book 4677, Page 234, Register's Office for Davidson County, Tennessee.

7. Franchise Agreement of record in Instrument No. 199912100301798, Register's Office for Davidson County, Tennessee.