BILL GARRETT, Davidson County
Trans:T20160112079 DEEDWARRSP
Recvd: 12/20/16 15:19 3 pgs
Fees:18.00 Taxes:5550.00
20161220-0133788

SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,500,000.00. Subscribed and sworn to before me, this the 20th day of December, 2016. Notary Public My Commission Expires: 3/6/18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JACK STRINGHAM II

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LNS Hospitality, LLC 216 Centerview Drive Suite 155, Building 7 Brentwood, TN 37027-3226	Part of Map-Par. 019-14-0-019.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LNS DEVELOPMENT TENNESSEE GENERAL PARTNERSHIP**, (the "Grantor"), a Tennessee general partnership, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **LNS HOSPITALITY, LLC,** (the "Grantee"), a Tennessee limited liability company, and Grantee's successors and assigns, its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, (the "Property") to-wit:

See attached Exhibit A.

This is unimproved real property with an address of Eastern side of Northcreek Blvd., Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his/her/their heirs and representatives/its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for (i) all matters shown of record, (ii) liens

for taxes and assessments not yet due and payable, and (iii) zoning ordinances and requirements affecting said property.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 20th day of December, 2016.

GRANTOR:

LNS DEVELOPMENT TENNESSEE GENERAL PARTNERSHIP,
a Tennessee general partnership

By: _____
Ashwani Sarvaria, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Ashwani Sarvaria, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of LNS Development Tennessee General Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/18

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Northcreek Commons Subdivision, Re-Subdivision of Lot 3, of record in Instrument No. 20160908-0094633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to LNS DEVELOPMENT TENNESSEE GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from HARRY EDWARD PHILLIPS, TRUSTEE, WITH FULL POWER TO CONVEY WITHOUT THE NECESSITY OF THE JOINER OF ANY BENEFICIARY, of record in Instrument No. 20150429-0038442, dated April 28, 2015, Register's Office for Davidson County, Tennessee.