BILL GARRETT, Davidson County
Trans:T20170027324 DEEDWARRSP
Recvd: 03/31/17 12:38 5 pgs
Fees:28.00 Taxes:14800.00
20170331-0031591

STATE OF IN
COUNTY OF MARION

The actual consideration or value, whichever is greater, for this transfer is $ 4,000,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2017.

Danette Kennedy-Lusk
Notary Public Seal State of Indiana
Decatur County
My Commission Expires 10/22/2023

Danette Kennedy-Lusk
Notary Public
My commission expires: 10-22-2023

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Sun Family IV, LLC Attn: Bharat N. Patel 5701 Progress Road Indianapolis, IN 46241	Same	Map 93-10 Parcel 458.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Davis Management, Inc., an Alabama corporation ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto SUN FAMILY IV, LLC, an Indiana limited liability company, as to a 30% undivided interest as tenant in common; SUNNY HOTELS, LLC, an Oklahoma limited liability company, as to a 20% undivided interest as tenant in common; M&B INTERESTS LLC, an Oklahoma limited liability company, as to a 12% undivided interest as tenant in common; Hx4 LLC, an Oklahoma limited liability company, as to a 12% undivided interest as tenant in common; RAMJI KRUPA, L.L.C., an Oklahoma limited liability company, as to an 11% undivided interest as tenant in common; AYUSH INVESTMENTS, LLC, an Oklahoma limited liability company, as to a 10% undivided interest as tenant in common; and ZEE, LLC, an Oklahoma limited liability company, as to a 5% undivided interest as tenant in common (collectively, "GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 501 3rd Avenue South, Nashville, Tennessee

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on following page)

SIGNATURE PAGE
Special Warranty Deed

WITNESS GRANTOR'S hand this 22nd day of March, 2017.

DAVIS MANAGEMENT, INC.

By: Margaret W. Davis

Name: MARGARET W. DAVIS

Title: PRESIDENT

Date: March 22, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Margaret W. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Davis Management, Inc., the within-named bargainor, an Alabama corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and seal, this the 22nd day of March, 2017.

Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

PROPERTY DESCRIPTION
501 3rd Avenue South, Nashville, Tennessee

Tract I

Being an unnumbered tract on the west side of Third Avenue South, and marked "Mary J. Banks", as shown on the unrecorded Map of College Campus, described as follows:

Beginning at a point in the west margin of 3rd Avenue South, 119 feet, more or less, south of the south margin of Peabody Street; thence westerly parallel to the south margin of Peabody Street, 161 feet to the east margin of Hume Street, formerly Almond Street; thence with the margin of the same, southerly 30 feet to a point; thence easterly 161 feet to the west margin of 3rd Avenue South; thence with the margin of the same, northerly 30 feet to the point of beginning

Tract II

Being lots Nos. 73, 74, 75 and an unnumbered lot on the plan of College Campus, not of record. Said lots and the unnumbered lot adjoin and front together 119 feet 10 inches, more or less, on the easterly side of Hume Street, formerly Almond Street, and run back between parallel lines, Lot No. 73 running back along the southerly margin of Peabody Street, 161 feet to the westerly margin of 3rd Avenue South, formerly College Street.

Being the same property conveyed to Davis Management, Inc. by Warranty Deed from Rams-Head Company of record as Instrument Number 20030327-0040495, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Grant of Temporary Anchor Easement of record in Instrument Number 20110601-0041533, Register's Office for Davidson County, Tennessee.

3. Matters that might be disclosed by an accurate and complete survey of the Property.