BILL GARRETT, Davidson County
Trans:T20170058695 DEEDWARR
Recvd: 07/10/17 13:09 2 pgs
Fees:13.00 Taxes:412.55
20170710-0069125

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of July, 2017, by and between Alexis Lacy, unmarried, party of the first part, and Maruti Hospitality, Inc., a Tennessee For Profit Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 248B on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253, of Section III, Larchwood, of record in Plat Book 6250, Page 524, amending plat of record in Book 5200,Page 540, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Alexis Lacy by virtue of that certain Warranty Deed dated September 15, 2014, and being of record at Instrument No. 20140916-0084914 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6250, Page 524 and amended at Plat Book 5200, Page 540 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alexis Lacy

STATE OF TENNESSEe
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Alexis Lacy , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Maruti Hospitality, Inc.
13309 Timber Valley Dr
Nashville, TN 37214

Tax Parcel No 09616019700

Property Address: 3310 Percy Priest Dr.
Nashville, TN 37214

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $111,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ateesh Patel
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of July, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019