Bill Garrett Davidson County
Batch# 8758 DEEDQC
10/05/2017 09:30:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171005-0102224

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BNA HOTEL LLC 2521 Elm Hill Pike Nashville, TN 37214	SAME	Map: 095 Parcel: 118.00

WHEREAS, by instrument of record in Instrument Number 20140213-0012686, in the Register of Deeds Office for Davidson County, Tennessee, **SAI KRUPA GENERAL PARNTERSHIP, a Tennessee general partnership** ("Grantor") is the record owner of certain real property in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map 095, Parcel 118.00 (the "Property"); and

WHEREAS, Grantor is executing this instrument solely for the purposes of conveying the Property to **BNA HOTEL LLC, a Tennesee limited liability company** ("Grantee"), as described on Exhibit "A" attached hereto and incorporated herein by reference;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does transfer, quitclaim and convey unto the said Grantee, its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 3rd day of October, 2017.

SAI KRUPA GENERAL PARTNERSHIP

By: Jayesh D. Patel
Jayesh D. Patel, Trustee of the Patel Family Trust

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JAYESH D. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Patel Family Trust, a General Partner of SAI KRUPA GENERAL PARTNERSHIP, a Tennessee general partnership, and that he executed the within instrument for the purposes herein contained by signing the name of the Partnership in his capacity as Trustee of the General Partner.

Witness my hand, at office, this 3rd day of October, 2017.



Peggy Axford
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 $0.00.

Jayesh D. Patel
Affiant

Subscribed and sworn before me this 3rd day of October, 2017.



Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of America's Best Inn Subdivision, as of record in Plat Book 7900, page 855, Register's Office for Davidson County, Tennessee, as described more particularly as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Elm Hill Pike (82 feet in width) as a corner common with Studio Plus at Nashville Airport, Inc., as recorded in Deed Book 8829, page 916, Register's Office of Davidson County, Tennessee; thence with the southerly right-of-way line of Elm Hill Pike, South 86 degrees 13 minutes 34 seconds East 406.31 feet to an existing iron rod at the northwest corner of the property of ESA 0315, Inc., as recorded in Deed Book 10064, Page 947, Register's Office for Davidson County, Tennessee; thence, with the westerly line of ESA 0315 Inc., South 02 degrees 54 minutes 41 seconds West 509.63 feet to an existing iron rod in the northerly line of Metropolitan Government, as of record in Deed Book 9601, Page 916, Register's Office of Davidson County, Tennessee; thence, with the northerly line of Metropolitan Government, North 85 degrees 26 minutes 44 seconds West 41.28 feet to an existing iron rod at the northeast corner of the property of the Martocci Family Ltd. Partnership, as of record in Deed Book 10118, page 809, Register's Office of Davidson County, Tennessee; thence, with the northerly line of the Martocci Family Ltd. Partnership, North 77 degrees 31 minutes 00 seconds West 162.71 feet to an existing iron rod; thence, with the easterly line of the Martocci Family Ltd. Partnership and the easterly line of Studio Plus at Nashville Airport, Inc., North 00 degrees 32 minutes 52 seconds West 274.64 feet to an existing iron rod; thence, with the easterly line of Studio Plus at Nashville Airport, North
45 degrees 32 minutes 52 seconds West 252.09 feet to an existing rod; thence, North 03 degrees 46 minutes 26 seconds East 46.20 feet to the point of beginning, containing 130,680 square feet (3.00 acres more or less).

Being the same property conveyed to Sai Krupa General Partnership, a Tennessee general partnership, from Athena Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument Number 20140213-0012686, Register's Office for Davidson County. Tennessee.