RETURN TO
JONES RAULSTON TITLE INS. AGENCY, INC.
518 GEORGIA AVE. STE. 200
CHATTANOOGA, TN 37403

17-914

This Instrument Prepared By:
KPPB LAW
Attn: Alyson Markovich, Esq.
990 Hammond Drive NE
Suite 800
Atlanta, GA 30328
KPPB 3622.003

Bill Garrett Davidson County
Batch# 26299 DEEDQC
11/16/2017 10:22:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171116-0117763

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
NNP Royal, LLC 714 Spence Lane Nashville, TN 37217	714 Spence Lane Nashville, TN 37217	108 01 0 082.00

QUITCLAIM DEED

THIS INDENTURE, made as of the 13th day of November, 2017, between **NNP ROYAL PARTNERSHIP**, a Tennessee general partnership, (herein the "Grantor"), and **NNP ROYAL, LLC**, a Delaware limited liability company (herein the "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey and forever quitclaim unto the said Grantee, its successors and assigns, all its right, title, interest and claim in and to the following described property to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR PERMITTED EXCEPTIONS.

[Signature Page to Follow]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized partners as of the day and year first above written.

NNP ROYAL PARTNERSHIP,
a Tennessee general partnership

By: _____
Name: Nitesh Patel
Title: Managing Partner

STATE OF Tennessee
COUNTY OF Williamson

Before me, Leila F. Schmeisser, of the state and county aforesaid, personally appeared NITESH PATEL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be managing partner authorized to execute the instrument of the **NNP ROYAL PARTNERSHIP,** the within named bargainor, a partnership, and that he as such managing partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner.

WITNESS my hand and seal, at office, this 7 day of November, 2017.

Leila F Schmeisser
Notary Public
My Commission Expires: 04/06/2020

LEILA F. SCHMEISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 6, 2020

STATE OF Georgia
COUNTY OF Fulton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $zero, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant "Grantee"

Subscribed and sworn to before me on this the 9th day of November 2017.

KIANNA WALKER
NOTARY PUBLIC
JACKSON COUNTY
GEORGIA
EXPIRES
JULY 26, 2019

Kianna Walker
Notary Public
My Commission Expires: 07·26·2019

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Second Revision, Metro Airport Center, Section 5, Phase 2, and Section 5, Phase 3, as shown on plat of record in Plat Book 9700, Page 655, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Together with right and easement in and to the Common Area set out in Article III, Use of Common Area and Sign, in Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center dated January 14, 1985, and recorded in Book 6477, Page 870, in the Register's Office of Davidson County, Tennessee.

Being the same property acquired by NNP Royal Partnership, a Tennessee general partnership, by Deed dated December 27, 2012 of record as Instrument No. 20121228-0120029, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2018, which are a lien not yet due and payable.
2. Restrictive Covenants of record in Book 4339, Page 881, in the Register's Office of Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for The Metropolitan Airport Center which contain a lien of assessments of record in Book 6477, Page 870, and in Book 6973, Page 359, in the Register's Office of Davidson County, Tennessee.
4. The following matters shown on plats of record in Plat Book 9700, Page 346 and Plat Book 9700, Page 655, in the Register's Office of Davidson County, Tennessee:
   a) 20' public utility and drainage easement;
   b) 20' drainage easement;
   c) 10' public utility and drainage easement;
5. Lack of access to and from a controlled access highway (I-40) as shown on ALTA/NSPS Land Title Survey by Brian D. Dobbins dated October 26, 2017, Project No. 13126.