

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2017.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Maruti Hospitality Inc.	Maruti Hospitality Inc.	**108-08-0-085.00**
3212 Trails End Lane	1309 Timber Valley Dr.	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jay P. Cogswell, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Maruti Hospitality Inc., a Tennessee Corporation

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 243-A on the Plan of Zone Lot Division, Lot Nos. 241, 242 and 243, Section 2, Larchwood of record in Plat Book 5800, Page 195, which amends Plat Book 5200, Pages 207 and 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jay P. Cogswell, unmarried by Warranty Deed from The Bank of Nashville of record in Instrument No. 20070831-0105138, Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on August 31, 2007.

Being also known as 3212 Trails End Lane, Nashville, Tennessee 37214.

Bill Garrett Davidson County
Batch# 30070 DEEDWARR
11/27/2017 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20171127-0120853

SP 11/2015

This is improved property known as **3212 Trails End Lane, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hereunto executed this instrument on this the 27th day of November, 2017.

Jay P. Cogswell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jay P. Cogswell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of November, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 70170515

SP 11/2015

True Copy of Certification

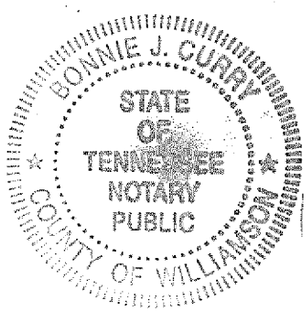
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18