Bill Garrett Davidson County
Batch# 36516 DEEDWARRSP
12/12/2017 04:08:45 PM 7 pgs
Fees: $38.00 Taxes: $2,960.00
20171212-0126786

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
315 Deaderick St, Suite 1700
Nashville, TN 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF December 2017.

NOTARY PUBLIC

My Commission expires: May 28, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
SRI Maple, LLC c/o Maple Shade Hospitality, LLC	SAME	071-06-0-044.00
(NAME)	(NAME)	
1412 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned ANNE PAYNE SWIFT AND CHARLES LEE SWIFT, SUCCESSOR CO-TRUSTEES OF THE CRAIG PAYNE DECLARATION OF TRUST DATED SEPTEMBER 3, 1985, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SRI MAPLE, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land and related interests, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 1406 Brick Church Pike, Nashville, Tennessee 37207.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever. The Grantor covenants with said Grantee, Grantee's successors and assigns, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the

lawful claims of all persons claiming by, through or under the Grantor but no further or otherwise. 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.

(Signture of the Grantor appears on the following page.)

SIGNATURE PAGE OF THE GRANTOR

Witness our/my hand(s) this 10th day of November, 2017.

ANNE PAYNE SWIFT AND CHARLES LEE SWIFT, SUCCESSOR CO-TRUSTEES OF THE CRAIG PAYNE DECLARATION OF TRUST DATED SEPTEMBER 3, 1985

By: Anne Payne Swift
Anne Payne Swift, Successor Co-Trustee

By: Charles Lee Swift
Charles Lee Swift, Successor Co-Trustee

STATE OF FLORIDA)
COUNTY OF Charlotte)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anne Payne Swift, Successor Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to the within named bargainorand that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Punta Gorda, Florida, this the 10th day of November, 2017.

Jeana Kukuk
Notary Public

My commission expires: Sept. 1, 2020

JEANA KUKUK
MY COMMISSION EXPIRES
SEPTEMBER 1, 2020
#GG 015705
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA)
COUNTY OF Charlotte **)**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Lee Swift, Successor Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himrself to the within named bargainorand that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Punta Gorda, Florida, this the 10th day of November, 2017.

Notary Public

My commission expires: Sept 1, 2020

JEANA KUKUK
MY COMMISSION EXPIRES SEPTEMBER 1, 2020
#GG 016705
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

A certain tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated April 8, 1981, revised March 18, 1985, and last revised June 30, 1988, and being more particularly described as follows:

Beginning at an existing concrete monument on the westerly right-of-way of Brick Church Pike, said monument being the southeasterly corner of Lot No. 1 on the plan entitled "Judy's" and recorded in Book 4860, page 94, Register's Office of Davidson County, Tennessee, and also being the southeasterly corner of the overall tract owned by Barbara Friedman et al, by deed recorded in Book 5932, page 891, Register's Office of Davidson County, Tennessee; said monument also being 574.63 feet, more or less, south of the south right-of-way of West Trinity Lane as measured along the westerly right-of-way of Brick Church Pike; thence,

1. With the westerly right-of-way of Brick Church Pike, South 33 degrees 13 minutes 00 seconds East, 254.64 feet to an existing iron pin; thence,

2. Continuing with the westerly right-of-way of Brick Church Pike, South 21 degrees 32 minutes 17 seconds East, 112.31 feet to an existing iron pin at the northeasterly corner of James I. Cox, Sr., property as of record in Deed Book 3164, page 507, Register's Office of Davidson County, Tennessee; thence,

3. With the northerly line of Cox, North 85 degrees 06 minutes 02 seconds West, 94.02 feet to an iron pin set at the northwesterly corner of Cox; thence,

4. With the westerly line of Cox (in part), South 05 degrees 36 minutes 21 seconds West, 28.39 feet to an existing iron pin set at the northeasterly corner of Robert L. Watson as of record in Deed Book 3128, page 438, Register's Office of Davidson County, Tennessee; thence,

5. With the northerly line of Watson (which is Tax Parcel No. 46) and with the north line of Parcels, 47, 48 and a part of 49, North 83 degrees 53 minutes 09 seconds West, 281.43 feet to an existing iron pin; thence,

6. Continuing with the north line of part of Parcels 49, 50, 51 and 52, North 81 degrees 32 minutes 55 seconds West, 335.09 feet to an existing concrete monument in the easterly line of Barbara Friedman et al property as of record in Book 5932, page 891, Register's Office of Davidson County; thence,

7. With the easterly line of Friedman, North 08 degrees 26 minutes 26 seconds East, 336.00 feet to an existing iron pin; thence, and

8. With the southerly line of Friedman, S 81 degrees 12 minutes 37 seconds East, 483.37 feet to the point of beginning and containing 201,709 square feet or 4.631 acres, more or less.

Being part of the same property conveyed to CRAIG PAYNE, TRUSTEE AND HIS SUCCESSORS, PURSUANT TO TRUST AGREEMENT DATED SEPTEMBER 3, 1985, WITH FULL POWER

TO SELL, TRANSFER, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER, WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed from CRAIG PAYNE, of record in Book 6763, page 142, dated November 25, 1985, said Register's Office. Craig Payne resigned as Trustee on January 10, 1992. Pursuant to the terms of the trust agreement, the successor co-trustees are ANNE PAYNE SWIFT AND CHARLES LEE SWIFT.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for years subsequent to 2017, a lien, but not yet due and payable which the responsibility of the Grantee.

2. Easement to National Advertising Company of record in Book 4290, page 704, said Register's Office.

3. No direct access to Highway No. I-65 from subject property, right of access was granted to State of Tennessee by Deed of record in Book 3162, page 527, said Register's Office.

4. Lease between Midamerica Hotels of Nashville, Inc. & Craig Payne of record in Book 4513, page 680, said Register's Office.

5. Lease between Craig Payne, a widower, and Midamerica Hotels of Cape Girardeau, Inc. of record in Book 4451, page 766, said Register's Office.

   Assignment of Lease between Midamerican Hotels of Cape Girardeau, Inc. and Midamerica Hotels of Nashville, Inc. of record in Book 4462, page 359, said Register's Office.

   Assignment of Lease between Midamerica Hotels of Nashville, Inc. and Drury Industries, Inc. of record in Book 5244, page 811, said Register's Office.

   Modification of Lease between Craig Payne, unmarried and Drury Industries, Inc. of record in Book 5289, page 749, said Register's Office.

   Assignment of Lease between Drury Industries Inc. and RIN, Limited, a TN LP of record in Book 5763, page 927, said Register's Office.

   Amendment to Lease between Craig Payne, a widower and RIN, Limited, a TN LP of record in Book 5763, page 940, said Register's Office.

   Successor Trustee's Deed, Bill of Sale and Assignment of Leasehold Interest between J. Thomas Trent, Jr., successor trustee and Lincoln National Pension Insurance Company of record in Book 7502, page 163, said Register's Office.

   Assignment and Assumption of Leasehold Interest and Lease Agreement between Lincoln National Pension Insurance Company and Diplomat Cars U.S.A., Inc. of record in Book 7605, page 39, said Register's Office.

   Substitute Trustee's Bill of Sale, Transfer and Assignment of Leasehold Interest between W. Lee Corbett, successor trustee and Union Bank, as Trustee for the Register Holders of Merrill Lynch Mortgage Investors, Inc.-Mortgage pass through Certificate Series 1995-C3 of record as Instrument No. 20021024-0130401, said Register's Office.

   Assignment and Assumption of Leasehold Interest between Union Bank, as Trustee for the Register Holders of Merrill Lynch Mortgage Investors, Inc.-Mortgage pass through Certificate Series 1995-C3 and Maple Shade Hospitality LLC of record as Instrument No. 20040622-0073698, said Register's Office.

   Second Amendment to lease Agreement of record as Instrument No 20171212-0126785 said Register's Office.