Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
OM SAI 65, INC. **110 MAPLEWOOD TRACE** **NASHVILLE, TN 37207**	Part of 60-4-34.00	**Same as New Owner**
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **YOGI MOTEL, INC., A TENNESSEE CORPORATION**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **OM SAI 65, INC., A TENNESSEE CORPORATION** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Being Lot 1, on the Final Plat of the Maheshbhai T. Master Subdivision, of record in Instrument No. 20180319-0025867, 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 part of the same property conveyed to Yogi Motel Inc. by Quitclaim Deed from Yogi Investments, LLC, recorded May 31, 2003 in Instrument No. 20030531-0073511; further conveyed to Yogi Investments, LLC, by Quitclaim Deed from Sharad M. Patel and wife, Dakasha S. Patel, recorded May 11, 1998 in Book 10925, Page 531; further conveyed to Sharad M. Patel and wife, Daksha S. Patel by Quitclaim Deed from Ashwin M. Banker and wife, Gita A. Banker, recorded January 11, 1993 in Book 8837, Page 84; and further conveyed to Sharad Kumar Patel and wife, Dakasha Patel and Ashwin M. Banker and wife, Gita A. Banker by Warranty Deed from John L. Moore, Jr., recorded October 23, 1985 in Book 6689, Page 596, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

Bill Garrett Davidson County
Batch# 75308 DEEDWARRSP
04/02/2018 11:31:19 AM 3 pgs
Fees: $18.00 Taxes: $6,878.71
20180402-0030205

PERMITTED EXCEPTIONS

1) Taxes for the year 2018, a lien, not yet due and payable.
2) Subject to all matters shown on the Plans of record in Plat Book 57, Page 21 and Plat Book 6200, Page 842, Register's Office for Davidson County, Tennessee.
3) Subject to all matters shown on the Plans of record in Instrument No. 20180319-0025867, Register's Office for Davidson County, Tennessee.
4) Subject to all matters set out in Metro Ordinance No. BL2002-940.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,859,111.00

Affiant

Subscribed and sworn to before me this 23rd day of March, 2018.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is property located at **110 Maplewood Trace, Nashville, TN 37207**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 23rd day of March, 2018.

Yogi Motel Inc.

BY: _____
Maheshbhai Master
President

BY: _____
Fina Patel
Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

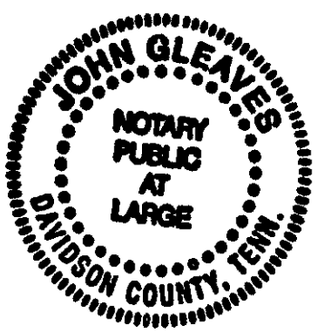
Before me, the undersigned Notary Public, personally appeared **MAHESHBHAI MASTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of YOGI MOTEL INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 23rd of March, 2018.

Notary Public

My Commission Expires: 1-3-22

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared **FINA PATEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SECRETARY of YOGI MOTEL INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SECRETARY.

Witness my hand and official seal, this the 23rd of March, 2018.

Notary Public

My Commission Expires: 1-3-22

(SEAL)

