Bill Garrett Davidson County
Batch# 75932 DEEDWARRSP
04/03/2018 01:27:03 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20180403-0031134

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Rec'd for:

This Instrument Was Prepared By and Return To:

Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
IRIS HOTEL NASHVILLE, LLC	Same	118-11-0-043.00
2610 Westwood		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ASHOK B. PATEL and NATVAR B. PATEL, as tenants in common** (GRANTORS), have this day bargained and sold and hereby transfer and convey to **IRIS HOTEL NASHVILLE, LLC, a Tennessee limited liability company** (GRANTEE), its successors and representatives, certain real property in Davidson County, State of Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "**Property**").

The Property is improved property known as 656 West Iris Drive, Nashville, Tennessee 37204.

This conveyance is expressly made subject to those matters more specifically set forth on **EXHIBIT "B"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and representatives, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey the Property; and Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to Grantee, its successors and representatives against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on **EXHIBIT "B"**), but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument or have caused this instrument to be executed on this 29th day of March, 2018.

ASHOK B. PATEL

NATVAR B. PATEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ashok B. Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and Natvar B. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 2018.

Notary Public
My Commission Expires: 10.3.2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018.

Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My commission expires: 9.13.2021

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2, Block C on the Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the southeasterly margin of Azelea Place at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southeastwardly 170 feet to the corner of Lot Nos. 1 and 12; thence with the line between said two lots, southwestwardly 140.6 feet to the northeasterly margin of West Iris Drive; thence with said Drive, northwestwardly 135.35 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly to the southeasterly margin of Azalea Place; thence with said Place, northeastwardly 84.8 feet to the beginning.

Being the same property conveyed to Ashok B. Patel and Natvar B. Patel, as tenants in common by Warranty deed from Kanti A. Patel and wife, Shanta K. Patel of record on June 30, 1992 in Book 8664, page 170, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid for City and County taxes in the year 2018 and subsequent years for Map/Parcel 118-11-0-043.00, payment thereof expressly assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

3. Taxes or special assessments which are not shown as existing liens by the public records.