Bill Garrett Davidson County
Batch# 76726 DEEDWARRSP
04/05/2018 04:02:54 PM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20180405-0032255

This instrument was prepared by:
J. Bryan Echols, Esq.
Waller Lansden Dortch & Davis LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219-8966

SPECIAL WARRANTY DEED

FROM: JV HOSPITALITY GROUP, LLC, a Tennessee limited liability company, Grantor

TO: MAGNOLIA PROPERTIES, a Tennessee general partnership, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Magnolia Properties 4235 Hillsboro Pike, Suite 300 Nashville, Tennessee 37215 Attention: Kamel Daouk	Same	102-11-0-045.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of April, 2018.

MELINDA A. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

FOR AND IN CONSIDERATION OF the sum of SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00), the receipt and sufficiency of which are hereby

acknowledged, JV HOSPITALITY GROUP, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MAGNOLIA PROPERTIES, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land 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 6719 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

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 the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 4th day of April, 2018.

GRANTOR:

JV HOSPITALITY GROUP, LLC, a Tennessee limited liability company

By:_____
SAMIR ZAVERI
Member

By:_____
JANAK PATEL
Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared SAMIR ZAVERI and JANAK PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of JV HOSPITALITY GROUP, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such members executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by themselves as member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 4th day of April, 2018.

_____
Notary Public
My Commission Expires: 1-6-20

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 158, as shown on the map entitled the Plan of Horton Heights, Section III, of record in Plat Book 2133, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JV HOSPITALITY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROSEMARY C. MCCLELLAN, UNMARRIED, of record in Instrument No. 20160830-0090659, dated August 29, 2016, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 a lien, but not yet due and payable, and all subsequent years.
2. Matters shown on the Plan of record in Plat Book 2133, page 29, said Register's Office.