This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Bill Garrett Davidson County
Batch# 87219 DEEDWARRSP
05/01/2018 02:58:14 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20180501-0041275

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Vinayak Hospitality, LLC 144 Uptown Square Murfreesboro, TN 37129	Vinayak Hospitality, LLC 144 Uptown Square Murfreesboro, TN 37129	Parcel No. 134-259.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **VINAYAK HOSPITALITY LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of April, 2018.

GRANTOR:

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Sole Member and Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hassan Mousavi, the Sole Member and Manager of Richland South, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Sole Member and Manger executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Hassan Mousavi, as such Sole Member and Manager.

Witness my hand and official seal this 25th day of April, 2018.

My Commission Expires:

5-25-20

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $750,000.00 which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 26 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 12-16-2018

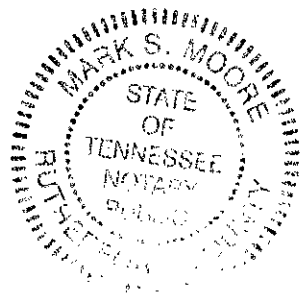


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being known as that property shown as Lot 5, Section Ten, Metroplex, of record in Book 6200, page 524, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in Nashville, First Civil District of Davidson County, Tennessee, located between the westerly/southerly margin of Metroplex Drive and the northerly line to Section Four, Metroplex, of record in Book 5800, page 228, said Register's Office, part of said parcel in the southerly portion as part of "Reserved for Future Development" shown on Resubdivision Section One, Lots One-Five and Lot Seven, Harding Place Park, North, of record in Book 4675, page 85, said Register's Office, and being more particularly described as follows:

Beginning at a concrete monument at the point of intersection of the westerly margin of Metroplex Drive and the northerly line to Section Four, Metroplex of record in Book 5800, page 228, said Register's Office, also said monument being 504.11 feet northerly from the north margin of Harding Place; thence, leaving said margin with said northerly line North 88° 55' 50" West, 236.16 feet to a concrete monument; thence, leaving said northerly line North 02° 16' 00' East 357.27 feet to the southerly margin of Metroplex Drive; thence, with said margin with a curve in a southeasterly direction, 279.64 feet to a point; said curve having a radius of 307.32 feet, a central angle of 53° 59' 58" a tangent distance of 156.59 feet and a chord of South 41° 38' 39" East, 279.04 feet, thence continuing with said margin South 13° 25' 01" East, 157.36 feet to the point of beginning, containing 58,840 square feet or 1.35 acres, more or less.

Being a portion of the same property conveyed to Richland South, LLC pursuant to Special Warranty Deed dated October 2, 2015 from Young Men's Christian Association of Middle Tennessee, recorded as Instrument No. 20151005-0101001, Register's Office of Davidson County, Tennessee, as affected by Scrivener's Affidavit dated December 11, 2015, recorded as Instrument No. 201512140125271, aforesaid records.

Physical Address: 425 Metroplex Drive, Nashville, Tennessee

Parcel ID/Tax ID 134-00-0-259.00

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Zoning, building codes, and other laws affecting the property.

3. All matters of record.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting title to the property that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

5. All matters shown on the plat of record in Book 5800, Page 228, Register's Office for Davidson County, Tennessee.

6. All matters shown on the plat of record in Book 6200, Page 524, aforesaid records.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6112, Page 37, aforesaid records.

8. Declaration of Restrictive Covenants of record in Book 6171, Page 692, aforesaid records.