THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,250,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 28 day of August, 2018.

Notary Public
My Commission Expires: May 03, 2021

NORA EL-CHAER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
atch# 134888 DEEDWARR
3/29/2018 10:50:33 AM 2 pgs
ees: $13.00 Taxes: $19,425.00
20180829-0085655

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Madesh Hotels, LLC 1308 Murfreesboro Rd. Franklin, TN 37064	Same	Map/Parcel 10800033600

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Five Million Two Hundred Fifty Thousand and No/100 Dollars ($5,250,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, American Legion Post 88, a Tennessee non-profit corporation, formerly known as American Legion Donelson Post 88 (the "Grantor"), have this day bargained and sold, and does hereby transfer and convey unto Madesh Hotels, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of JDL-Nashville Subdivision, as shown on plat of record in Plat Instrument No. 20050720-0084350, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being a portion of the property conveyed to American Legion Donelson Post No. 88, by deed of record in Book 4793, Page 934, in the Register's Office of Davidson County, Tennessee.
>
> Also being the same property conveyed to American Legion Donelson Post 88, by deed of record in Instrument No. 20050824-0101246, in the Register's Office of Davidson County, Tennessee. By Articles of Amendment to the corporate charter filed with the Tennessee Secretary of State on March 8, 2011, American Legion Donelson Post 88 changed its name to American Legion Post 88.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said

land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever, provided however, that this conveyance is made subject to the following matters: (a) Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey, (b) property taxes for the year 2018 and subsequent years, not yet due and payable, which 2018 taxes have been prorated between the parties and assumed by the Grantee, (c) all matters as shown on the Plan, of record in Instrument No. 20050720-0084350, Register's Office for Davidson County, Tennessee, and (d) Stormwater Detention Agreement, of record in Instrument No. 20041124-0140802, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 28th day of August, 2018.

GRANTOR:
AMERICAN LEGION POST 88

By: Len Chappell
Title: American Legion Post 88 Commander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Len Chappell, Commander of the American Legion Post 88, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of the company for the purposes therein contained.

Witness my hand, at office, this the 28 day of August, 2018.

Notary Public

My commission expires: May 03, 2021

NORA EL-CHAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY