Karen Y Johnson Davidson County
Batch# 137536 DEEDWARRSP
09/06/2018 10:16:18 AM 6 pgs
Fees: $33.00 Taxes: $13,320.00
20180906-0088282

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Sai Krish Hospitality, LLC 601 Stokley Court Old Hickory, Tennessee 37138 Attn: Jayanti Patel	SAME	Map and Parcel No.: 097-00-0-034.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **INDUBA GP,** a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SAI KRISH HOSPITALITY, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And the Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And the Grantor does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 5th day of September, 2018.

INDUBA GP, a Tennessee general partnership

By: _____
Sunil Patel

Title: Chief Partner

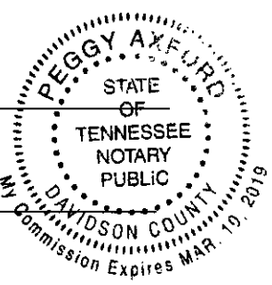
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Sunil Patel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Chief Partner (or other officer authorized to execute this instrument) of INDUBA GP, a Tennessee general partnership, and that he as such Chief Partner, executed the within instrument for the purposes herein contained by signing the name of the Partnership in his capacity as Chief Partner.

Witness my hand, at office, this 5th day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $3,600,000.00.

Affiant

Subscribed and sworn before me this 5th day of September, 2018.



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON AND IS DESCRIBED AS FOLLOWS:

TRACT I

All that tract of land lying in Nashville, Tennessee being more particular described as follows: Beginning at a concrete monument at the rights of way intersection of the Southeasterly right of way of Interstate 40 and the Northeasterly right of way of Stewarts Ferry Pike, also being on the Southern line of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231), thence; along the Southern right of way of said Old Stewarts Ferry Pike the following courses and distances; North 85 degrees 12 minutes 58 seconds East a distance of 116.69 feet to a "pk" nail, thence; North 04 degrees 47 minutes 02 seconds West a distance of 20.00 feet to an iron pin, thence; North 85 degrees 12 minutes 58 seconds East a distance of 95.80 feet to a "pk" nail, thence; along a curve to the right, said curve having an arc length of 96.21 feet, a radius of 1024.00 feet and a chord bearing and distance of North 88 degrees 41 minutes 29 seconds East 96.17 feet to a "pk" nail being the northeastern corner of the tract herein described, thence; South 04 degrees 40 minutes 28 seconds West a distance of 190.46 feet to an iron pin, thence; South 54 degrees 33 minutes 25 seconds West a distance of 52.08 feet to a "pk" nail, thence; South 40 degrees 42 minutes 30 seconds East a distance of 85.19 feet to a "pk" nail, thence; along a curve to the right, said curve having an arc length of 53.82 feet, a radius of 97.55 feet, and a chord bearing and distance of South 24 degrees 59 minutes 35 seconds East 53.14 feet to a "pk" nail, thence; along another curve to the right, said curve having an arc length of 109.29 feet, a radius of 86.53 feet and a chord bearing and distance of South 27 degrees 46 minutes 06 seconds West 102.17 feet to an iron pin in the Northeastern right of way of said Stewarts Ferry Pike, thence; along said northeastern right of way, the following courses and distances: along a curve to the left, said curve having an arc length of 120.11 feet, a radius of 1220.92 feet and a chord bearing and distance of North 37 degrees 13 minutes 35 seconds West 120.06 feet to an iron pin; thence; North 50 degrees 05 minutes 00 seconds East a distance of 75.00 feet to an iron pin, thence; along a curve to the left, said curve having an arc length of 357.34 feet, a radius of 1295.95 feet and a chord bearing and distance of North 47 degrees 43 minutes 42 seconds West 356.21 feet to the point of beginning, containing 1.21 acres or 52,688.5 square feet, more or less.

TRACT II: (Part of Old Stewarts Ferry Pike)

All that tract of land lying in Nashville, Tennessee being part of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231) and being more particularly described as follows: Beginning at a concrete monument at the rights of way intersection of the Southeasterly right of way of Interstate 40 and the Northeasterly right of way of Stewarts Ferry Pike, also being on the Southern line of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231), thence: Along the right of way of said Interstate 40, North 23 degrees 20 minutes 06 seconds East a distance of 62.36 feet to an iron pin being on the centerline of said Old Stewarts Ferry Pike, thence; along said centerline the following courses and distances: North 85 degrees 12 minutes

58 seconds East a distance of 87.30 feet to an iron pin, thence; South 04 degrees 47 minutes 02 seconds East a distance of 5.00 feet to an iron pin, thence; North 85 degrees 12 minutes 58 seconds East a distance of 96.00 feet to a "pk" nail, thence; along a curve to the right, said curve having an arc length of 99.23 feet, a radius of 1054.00 feet and a chord bearing and distance of North 88 degrees 41 minutes 09 seconds East 999.20 feet to a "pk" nail, thence; leaving said centerline, South 01 degrees 22 minutes 59 seconds West a distance of 30.00 feet to a "pk" nail on the Southern line of said old Stewarts Ferry Pike, thence; along said Southern line the following courses and distances: Along a curve to the left, said curve having an arc length of 96.21 feet, a radius of 1024.00 feet and a chord bearing and distance of South 88 degrees 41 minutes 29 seconds West 96.17 feet to a "pk" nail, thence; South 85 degrees 12 minutes 58 seconds West a distance of 95.80 feet to an iron pin, thence; South 04 degrees 47 minutes 02 seconds East a distance of 20.00 feet to a "pk" nail, thence; South 85 degrees 12 minutes 58 seconds West a distance of 116.69 feet to the point of beginning, containing 0.26 acres or 11,418.4 square feet, more or less.

TRACT III (Leasehold Tract)

All that tract of land lying in Nashville, Tennessee, to find the point of beginning, commence at a concrete monument at the rights of way intersection of the Southeasterly right of way of Interstate 40 and the Northeasterly right of way of Stewarts Ferry Pike, also being on the Southern line of Old Stewarts Ferry Pike (Abandoned by Council Bill No. 083-1231), thence; North 85 degrees 12 minutes 58 seconds east, along said Southern line, a distance of 116.69 feet, thence; North 04 degrees 47 minutes 02 seconds West a distance of 20.00 feet, thence; North 85 degrees 12 minutes 58 seconds East a distance of 31.30 feet, thence; North 04 degrees 47 minutes 02 seconds West a distance of 25.19 feet to the point of beginning of the tract herein described, thence; North 02 degrees 55 minutes 22 seconds West a distance of 45.08 feet, thence; North 85 degrees 56 minutes 24 seconds East a distance of 188.50 feet, thence; South 04 degrees 08 minutes 00 seconds East a distance of 25.07 feet, thence; South 02 degrees 34 minutes 55 seconds East a distance of 168.00 feet, thence; South 35 degrees 59 minutes 37 seconds West a distance of 15.12 feet, thence; South 36 degrees 22 minutes 36 seconds West a distance of 36.18 feet, thence; North 57 degrees 29 minutes 55 seconds West a distance of 17.11 feet, thence; North 04 degrees 40 minutes 28 seconds East a distance of 147.66 feet, thence; North 03 degrees 44 minutes 03 seconds West a distance of 30.00 feet, thence; South 86 degrees 15 minutes 57 seconds West a distance of 160.75 feet to the point of beginning, containing 0.33 acres or 14,598.4 square feet, more or less.

Being the property conveyed to INDUBA GP, a Tennessee general partnership, by deed of record in Instrument No. 20140516-0042359 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

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

2. Subject to matters shown on recorded plat in Plat Book 7900, Page 64, Plat Book 7900, Page 294 and Plat Book 7900, Page 503, Register's Office for Davidson County, Tennessee, including a 20' electric overhang easement, located on the land.

3. Easement(s) recorded in Book 8287, Page 15, Book 8287, Page 39, Book 8486, Page 329, Book 9751, Page 602, Book 8395, Page 318, Book 8395, Page 326, Book 8882, Page 893, Book 8882, Page 898, and Instrument No. 20071002-0117063, Register's Office for Davidson County, Tennessee and retained in Ordinance 083-1231.

4. Plat of survey by LCS Land Surveying Consultants, Surveyors, RLS, dated March 25, 2003 shows:

   (a) 20' x 60' Sign Easement located on the northerly corner of the property as referenced in Book 8395, Page 318, Register's Office for Davidson County, Tennessee.