Karen Y Johnson Davidson County
Batch# 138307 DEEDWARRSP
09/10/2018 10:41:30 AM 6 pgs
Fees: $33.00 Taxes: $9,370.84
20180910-0089394

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
VISHNU KRUPA, LLC 1613 Knox Drive Brentwood, TN 37027	SAME	Part of 10700016500

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROYAL BUSINESS PARTNERS, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to VISHNU KRUPA, LLC, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 40 Rachel Drive, Nashville, TN 37214.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of September, 2018.

ROYAL BUSINESS PARTNERS,
a Tennessee general partnership

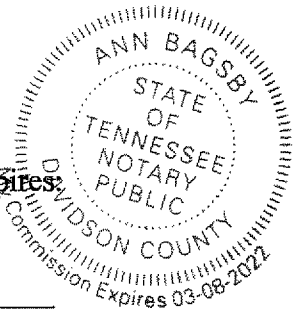
By: _____
Name: David Bockian
Title: General Partner

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David Bockian, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of ROYAL BUSINESS PARTNERS, a Tennessee general parntership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 6 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 transferred (whichever is greater) is $2,532,658.05.

Jaysh D. Patel

Sworn to and subscribed before me this 7th day of September, 2018.

Todd A. Bricker
Notary Public

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires:

9/7/21

EXHIBIT A

BEING LOT 3, ROYAL BUSINESS CENTER AS SHOWN BY PLAT OF RECORD 2018S-085-001, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS INSTRUMENT NUMBER 201809060088444, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING FURTHER DESCRIBED AS COMMENCING AT THE SOUTHERN CORNER OF LOT 1 ROYAL BUISNESS CENTER, TRAVELING THENCE S 68-59-26 W 5.10' TO AN IRON PIN, THENCE S 67-54-15 W 81.40' TO AN IRON PIN AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AT THE TRUE POINT OF BEGINNING, THENCE S 43-25-38 E 401.30' TO AN IRON PIN AT THE MARGIN OF RACHEL DR, THENCE FOLLOWING RACHEL DR ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 26.39' WITH A CHORD BEARING OF S 53-56-13 W TO AN IRON PIN, THENCE ALONG AND WITH A CURVE TO THE RIGHT AN CHORD DISTANCE OF 242.63'' AND A CHORD BEARING OF S 70-16-09 E TO AN IRON PIN, THENCE
S 85-18-29 W 28.29' TO AN IRON PIN, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 74.32' A CHORD BEARING OF N 76-56-57 W TO AN IRON PIN, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 129.32' WITH A CHORD BEARING S 60-44-17 W TO AN IRON PIN, THENCE LEAVING THE MARGIN N 87-47-12 W 346.03' TO AN IRON PIN, THENCE
N 11-20-57 E 159.07' TO AN IRON PIN, THENCE N 27-35-48 E 129.11' TO AN IRON PIN, THENCE N 69-16-50 E 175.88' TO AN IRON PIN, THENCE N 77-28-08 E 132.50', THENCE N 67-58-06 E 137.51' TO AN IRON PIN AT THE TRUE POINT OF BEGINNING, CONTAINING 216,466.5 SF OR 5 ACRES, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED AUGUST 22, 2018.

Being the same property conveyed to Grantor by deed from Royal Park Investments, L.P., a Tennessee limited partnership, of record in Instrument No. 20010827-0092325, Register's Office for Davidson County, Tennessee, dated August 27, 2001.

EXHIBIT B

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

2. Subject to all matters shown on the Plan of record in Plat Instrument No. 20010727-0080058, Register's Office for Davidson County, Tennessee.

3. Avigation Easement of record in Book 8434, Page 228, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for Water Mains and Sanitary Sewers of record in Book 9523, Page 119, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance for Water Mains and Sanitary Sewers of record in Book 9523, Page 124, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance for Water Mains and Sanitary Sewers of record in Book 9523, Page 144, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance for Water Mains and Sanitary Sewers of record in Book 9523, Page 148, Register's Office for Davidson County, Tennessee.

8. Declaration of Protective Covenants and Owners Association for Royal Park Business Center of record in Book 9734, Page 922, Register's Office for Davidson County, Tennessee.

9. Deed of Conveyance for Water Mains and Sanitary Sewers of record in Book 10131, Page 891, Register's Office for Davidson County, Tennessee.

10. Deed of Conveyance for Water Mains and Sanitary Sewers of record in Book 10131, Page 895, Register's Office for Davidson County, Tennessee.

11. Stormwater Detention Agreement of record in Instrument No. 20001113-0112296, Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011217-0138698, Register's Office for Davidson County, Tennessee.

13. All maters shown on plat of record 2018S-085-001, of the Register's Office of Davidson County, Tennessee, as Instrument Number 201809060088444.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

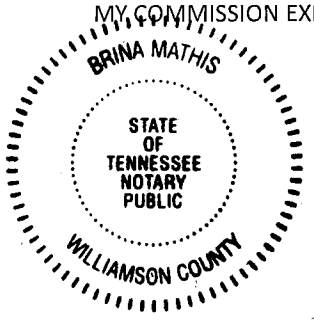
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).