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

Karen Y Johnson Davidson County
Batch# 147332 DEEDWARR
10/01/2018 12:57:58 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00

20181001-0097112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $2,900,000.00.

Affiant

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

Notary Public
My Commission Expires: May 3, 2021

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mantra Hotel, LLC 5581 Franklin Pike Circle Brentwood, TN 37027	Same	Map/Parcel 16000023200 (Lot 1) 16000023300 (Lot 2) 16000023400 (Lot 3) 16000001200 (Lot 4)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Million Nine Hundred Thousand and No/100 Dollars ($2,900,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Mark A. Marshall (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Mantra Hotel, 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 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 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.

(SIGNATURE ON THE FOLLOWING PAGE)

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

GRANTOR:

Mark A. Marshall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mark A. Marshall, 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 for the purposes therein contained.

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

Notary Public

My commission expires: 8-7-21

LUANNE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LAND in Davidson County, Tennessee, being Lot No. 1, 2, 3 and 4, on the Plan of Final Plat, AAMP, LLC, LOTS 1, 2, 3, AND 4, as shown on plat of record in Plat Instrument No. 20151218-0127247, 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 the same property conveyed to Mark A. Marshall, as to Lots 1 and 2, by deeds of record in Instrument No. 20110414-0028902, Instrument No. 20120323-0024756 and Instrument No. 20180601-0052318, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Mark Marshall as to Lots 3 and 4, by deeds of record in Instrument No. 20160119-0005449 and Instrument No. 20160119-0005209, said Register's Office.