Karen Y Johnson Davidson County
Batch# 149482 DEEDWARR
10/05/2018 12:12:53 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00
20181005-0099131

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 20264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-EIGHT THOUSAND AND 00/100 ($78,000.00) DOLLARS, cash in hand paid by NASHVILLE HOTEL LLC, a Tennessee limited liability company, receipt of which is hereby acknowledged, NASHVILLE HOTEL, LLC, an Indiana limited liability company, has bargained and sold, and by these presents does transfer and convey unto the said NASHVILLE HOTEL LLC, a Tennessee limited liability company, its successor and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, being part of Lot Number 8 and all of Lot No. 9, Block "C", of the East-View Subdivision of the Shwab Property, as shown on plat of record in Book 547, Page 64, Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.
>
> PART OF LOT 8: BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence along the west margin of Dickerson Pike, South 17 degrees 30 minutes West 303 feet to a point, which is located 20 feet north of the common corner of Lots 7 and 8; thence North 76 degrees 45 minutes West across Lot 8, 356 feet to an iron pin in the line between Lots 8 and 17; thence along the line between Lots 8 and 17, North 9 degrees 45 minutes East 20.5 feet to the corners of Lots 16 and 17, thence along the common line between Lots 8 and 9 to the point of beginning.
>
> Being the same property conveyed to Nashville Hotel, LLC by deed from Balvantrai A. Patel and Varshaben Patel, dated August 5, 2014 and of record in Instrument No. 20140812-0072586, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to right-of-way of Dickerson Pike, also known as Dickerson Road.
>
> This conveyance is subject to all matters as shown on plat of record in Book 547, Page 64, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to an Grant of Easement in favor of Comcast of Nashville I, LLC, and of record in Instrument No. 20101206-0096753. in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NASHVILLE HOTEL LLC, a Tennessee limited liability company, its successors and assigns, forever. And it does covenant with the said NASHVILLE HOTEL LLC, a Tennessee limited liability company, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered except for 2018 Davidson County property taxes. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said NASHVILLE HOTEL LLC, a Tennessee limited liability company, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, NASHVILLE HOTEL, LLC, an Indiana limited liability company, has caused its name to be subscribed hereto by its duly authorized officer on this 18 day of September, 2018.

NASHVILLE HOTEL, LLC
an Indiana limited liability company

By: _____
Dilip Patel, Sole Member

STATE OF IN
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared (NAME), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be the Sole Member of NASHVILLE HOTEL, LLC, the within named bargainor, an Indiana limited liability company, and that he or she as such Sole Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as such Sole Member.

WITNESS MY HAND and official seal at office in said County this 18 day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2/1/2026

JOSHUA MICHAEL HOWE
Notary Public – Seal
Vanderburgh County – State of Indiana
Commission Number 710039
My Commission Expires Feb 1, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $730,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 18 day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2/1/2026

JOSHUA MICHAEL HOWE
Notary Public – Seal
Vanderburgh County – State of Indiana
Commission Number 710039
My Commission Expires Feb 1, 2026

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Tax Map & Parcel No.
071 110 514.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
NASHVILLE HOTEL LLC
1409 Dickerson Road
Nashville, IN 47367