SPECIAL WARRANTY DEED

FROM: Laxmi Investments, a Tennessee general partnership
Grantor

Laxmi 37 LLC, a Tennessee limited liability company
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

210 Rudy Circle
Nashville, TN 37214

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(New Owner)

Map-Parcel Number

062-00-1-162.00

Karen Johnson Davidson County
Batch# 210592 **DEEDWARRSP**
03/28/2019 08:27:02 AM 5 pgs
Fees: $28.00 Taxes: $24,790.00

20190328-0027827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Million Seven Hundred Thousand & One and No/100 Dollars ($6,700,001.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of March, 2019.

Notary Public

My Commission Expires: 3-8-2021

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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 are hereby acknowledged, Laxmi Investments, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Laxmi 37 LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 210 Rudy Circle, Nashville, TN 37214

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 27 day of March, 2019.

LAXMI INVESTMENTS, a Tennessee general partnership

By: _____
Natvar Patel

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Hinman, a Notary Public of said County and State, personally appeared Natvar Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing partner of Laxmi Investments, the within named bargainor, a Tennessee general partnership, and that he as such managing partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as managing partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 27 day of March, 2019.

_____
Notary Public

My Commission Expires: 3-8-2021

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Resubdivision of Lots 1 and 3, Rudy's Farm, of record in Book 7900, Page 54, Surveyor's Certificate of Correction in Book 8289, Page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAXMI INVESTMENTS, LLC, by deed from SARA LEE FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, of record in Book 9820, Page 597, dated September 29, 1995, said Register's Office. LAXMI INVESTMENTS, LLC is now known as LAXMI INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP as evidenced by Certificate of Merger of record in Instrument No. 20080702-0068679, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for 2019 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Book 7900, page 54, and Surveyor's Certificate of Correction in Book 8289, Page 312, said Register's Office.

3. Slope Easement Agreement of record in Book 8565, page 138, said Register's Office.

4. Easement Agreements of record in Book 8227, page 543, and in Book 8298, page 960, said Register's Office.

5. Easement rights of owner of Lot 1 for employee parking of record in Book 8033, page 332, and in Book 8320, page 477, said Register's Office.

6. Stormwater Detention Agreement of record in Book 10125, page 261, and in Book 10757, page 463, said Register's Office.