THIS INSTRUMENT PREPARED BY:
Chicago Title Insurance Company
6840 Carothers Parkway, Suite 200
Franklin, Tennessee 37067
File No: 1900549CTN

Karen Johnson Davidson County
Batch# 224974 DEEDWARR
05/02/2019 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $9,361.00
20190502-0041137

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Somatel Hotel, LLC	Somatel Hotel, LLC	13400024700
2637 Sequoya Trace	2637 Sequoya Trace	
Murfreesboro, TN 37127	Murfreesboro, TN 37127	

FOR AND IN CONSIDERATION of the sum of One ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, PAR Investments, a Tennessee general partnership, have this day bargained and sold, and do hereby transfer and convey unto the said Somatel Hotel, LLC, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, TN as follows:

A CERTAIN TRACT OF LAND IN THE 28TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 3.1 ON THE PLAT ENTITLED "SECTION TWO, METROPLEX", OF RECORD IN PLAT BOOK 5190, PAGE 710, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.,TN.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT IN AN IRON ROD (OLD) LOCATED IN THE EASTERN RIGHT-OF-WAY OF METROPLEX DRIVE (RIGHT-OF-WAY WIDTH VARIES), BEING THE NORTHWEST CORNER OF NASH-COR, LLC., OF RECORD IN INSTRUMENT NO. 20080516-0050720, R.O.D.C.,TN., AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN RIGHT-OF-WAY OF SAID METROPLEX DRIVE, NORTH 15 DEGREES 29 MINUTES 47 SECOND WEST, 154.83 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING THE SOUTHWEST CORNER OF LOT 3, OF SAID PLAT;

THENCE, WITH THE SOUTHERN LINE OF SAID LOT 3, NORTH 75 DEGREES 14 MINUTES 30 SECONDS EAST, 224.63 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING THE NORTHEAST CORNER OF THE WHEELER CEMETERY, OF RECORD IN DEED BOOK 220, PAGE 446, R.O.D.C..TN.;

PS

THENCE, WITH THE SOUTHERN LINE OF SAID CEMETERY, SOUTH 64 DEGREES 05 MINUTES 30 SECONDS EAST, 172.55 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING NORTHWEST CORNER OF THE MEADES CHAPEL CHURCH OF CHRIST, TRUSTEES, OF RECORD IN DEED BOOK 4465, PAGE 289, R.O.D.C.,TN,;

THENCE, WITH THE WESTERN LINE OF SAID CHURCH, SOUTH 25 DEGREES 06 MINUTES 43 SECONDS WEST, 124.81 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING LOCATED IN THE NORTHERN LINE OF SAID NASH-COR, LLC.;

THENCE, WITH THE NORTHERN LINE OF SAID NASH-COR, LLC., SOUTH 86 DEGREES 17 MINUTES 37 SECONDS WEST, 278.68 TO THE POINT OF BEGINNING AND CONTAINING 55,273 SQUARE FEET OR 1.27 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES ACCORDING TO A SURVEY BY KEVIN BIRDWELL, RLS. NO. 1797, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN. 37206.

Being the same property conveyed to PAR Investments, a Tennessee general partnership, by Special Warranty Deed of record in Instrument No. 20100929-0077373, in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $2,530,000.00.

Affiant _____

Subscribed and sworn to before me this 29th day of April, 2019.

_____ _____
(Affix Seal) *Notary Public*

WILLIAM ANDREW BOBO STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My commission expires: 8/14/2019

This is (Check One) unimproved ☐ / improved ☒ property, known as:

420 Metroplex Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

File No: 1900549CTN

Witness our hand this 29 day of April, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PAR INVESTMENTS, a Tennessee General Partnership

By: _____
Name: RISHAB JAJU
Its: Authorized Signatory

State of Tennessee

County of Rutherford

Before me, W. Andrew Bobo, of the state and county aforementioned, personally appeared RISHAB JAJU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of PAR Investments, a Tennessee General Partnership, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 29th day of April, 2019.

_____
Notary Public
My commission expires 8.14.2019

W. ANDREW BOBO
NOTARY PUBLIC
STATE OF TENNESSEE
BEDFORD COUNTY

File No: 1900549CTN

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the 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 state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY