WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SH-19-311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
311 W Trinity Investor LLC, a Delaware Limited Liability Company	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 232924 **DEEDWARR** 05/21/2019 02:21:48 PM 2 pgs Fees: $13.00 Taxes: $15,910.00	**07106008400**
13111 Woodland St.		
(ADDRESS)	20190521-0048010	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHRIJI HOSPITALITY, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **311 W TRINITY INVESTOR LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of the Thomas C. Scott Subdivision, as of record in Plat Book 5800, Page 43, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of George Hussey, as of record in Deed Book 6684, Page 723, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 50.03 feet, the central angle of which is 01 deg. 29 min. 18 sec. the radius of which is 1925.85, the chord of which is North 84 deg. 53 min. 26 sec. West, 50.02 feet to an iron rod set, at a corner common with Lot 1 of Section One Subdivision of 315 West Trinity Lane, as of record in Plat Book 5190, Page 596, at the register's Office for Davidson County, Tennessee, also being the property of Charles J. Bradley, as of record in Deed Book 7941, Page 328, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of West Trinity Lane, with the westerly property line of said Lot 1 North 07 deg. 44 min. 00 sec. East 142.41 feet to an "x" in concrete;

Thence with the northerly property line of said Lot 1, North 82 deg. 16 min. 00 sec. West, 214.72 feet to an iron rod set;

Thence with the easterly property line of said Lot 1, South 07 deg. 47 min. 00 sec. West, 137.46 feet to an iron rod set in the northerly right-of-way line of West Trinity Lane;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 10.03 feet, the central angle of which is 00 deg. 17 min. 54 sec. the radius of which is 1925.85 feet, the chord of which is North 77 deg. 36 min. 01 sec. West, 10.03 feet to an iron rod set, at a corner common with the property of Howell C. Patton, III, as of record in Deed Book 7417, Page 349, at the Register's Office of Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of West Trinity Lane, with the easterly property line of Howell C. Patton, III, North 07 deg. 47 min. 00 sec. East, 136.64 feet to an existing iron rod;

Thence North 82 deg. 16 min. 00 sec. West, 44.06 feet to an iron rod set;

Thence North 07 deg. 42 min. 00 sec. East, 298.23 feet to an existing concrete monument, in the southerly property line of Robert Lee Williams, Jr., Et Ux, as of record in Deed Book 4416, Page 172, at the Register's Office of Davidson County, Tennessee;

Thence with the southerly property line of Robert Lee Williams, Jr., Et Ux, North 80 deg. 35 min. 00 sec. East, 37.24 feet to an existing concrete monument, at a corner common with the property of F. Z. Cripps, Et Ux, as of record in Deed Book 0, page 217, at the Register's Office for Davidson County, Tennessee.

Thence with the southerly property line of F. Z. Cripps, Et Ux, South 70 deg. 29 min. 00 sec. East, 87.09 feet to an existing concrete monument, at a corner common with F. Z. Cripps, Et Ux, as of record in Deed Book 2648, Page 213, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of F. Z. Cripps, Et Ux, North 80 deg. 35 min. 00 sec. East, 207.00 feet to a pk nail set, in the southerly property line of Jack D. & Edith H. Johnson, as of record in Deed Book 1145, Page 279, at the Registers' Office for Davidson County, Tennessee, and at a corner common with the property of George W. Hussey;

Thence with the westerly property line of George W. Hussey, South 07 deg. 42 min. 00 sec. West, 492.58 feet to the POINT OF BEGINNING. Containing 108,531 square feet or 2.492 acres, more or less.

Being the same property conveyed to Shriji Hospitality, Inc., a Tennessee corporation, by Special Warranty Deed from Motel 6 Operating L.P., a Delaware limited partnership, of record in Instrument No. 20060928-0120359, in the Register's Office of Davidson County, Tennessee, dated September 25, 2006 and recorded September 28, 2006.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THOMAS C. SCOTT, as recorded in Plat Book 5800, Page(s) 43, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Conveyance to the State of Tennessee of record in Book 10390, Page 353, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **311 West Trinity Lane, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF MAY, 2019.

Shriji Hospitality, Inc., A Tennessee Corporation

BY: _____
Alpesh Patel
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALPESH PATEL, 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 the AUTHORIZED AGENT of SHRIJI HOSPITALITY, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 10th of May, 2019.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212