THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 245262 DEEDWARR
06/19/2019 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,853.70
20190619-0058894

31905-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tulsi Narayan Hospitality, LLC 3437 Percy Priest Drive Nashville, TN 37214 ATTN: Anjana A. Patel	New Owner	10600013400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Black Patch Rock, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Tulsi Narayan Hospitality, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No.18 on the Plan of The Plus Park, Section 17, as of record in Book 6200, Page 444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Black Patch Rock, LLC a Tennessee limited liability company, by deed from Hood Bay, LLC, a Tennessee limited liability company, of record in Instrument No. 20170706-0068000, dated June 20, 2017, said Register's Office.
>
> THIS is improved property known as 324 Plus Park Blvd, Nashville, TN 37217.

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; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of June, 2018.

Black Patch Rock, LLC, a Tennessee limited liability company

By: _____
Name: Todd Goodwin
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Goodwin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Black Patch Rock, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand, at office, this 18th day of June, 2018.

_____
Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $501,000.00.

_____
Affiant

Subscribed and sworn to before me this 18th day of June, 2018.

_____
Notary Public
My Commission Expires: 11/8/21

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 10600013400. Taxes have been prorated between the parties as part of closing and assumed by the Grantee.

3. All matters as shown on the Plan of record as shown in Plat Book 6200, Page 444, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Easements of record in Book 4530, Page 348, amended in Book 5852, Page 662, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019