SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 260453 DEEDWARRSP
07/22/2019 03:53:33 PM 2 pgs
Fees: $13.00 Taxes: $4,717.50

20190722-0071837

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,275,000.00.

Jayesh D. Patel
Affiant

Subscribed and sworn to me on July 16, 2019.

NOTARY PUBLIC

My commission expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32513A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy W. Olson 620 Westcrest Drive Nashville, TN 37211	SAME AS NEW OWNER	163-087

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bell Road Partners, a Tennessee General Partnership "GRANTORS"**, has bargained and sold, and by these presents do transfer and convey unto **Timothy W. Olson, an unmarried man, "GRANTEES"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Bellwood Acres, of record in Plat Book 4460, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

LAND BEING FURTHER DESCRIBED AS FOLLOWS:
All that certain tract or parcel of land lying, situated and being in Davidson County, Tennessee and being more particularly described as follows:
Beginning at a point in the West boundary of Bell Road and the South boundary of the Louisville and Nashville Railroad;
Thence along the West boundary of Bell Road S 45° 39' W for 48.16 feet to concrete monument;
Thence run N 52° 49' W for 88.81 feet to a concrete monument;
Thence run S 37° 50' W for 49.80 feet to a concrete monument:
Thence run N 73° 58' W for 363.34 feet to a concrete monument;
Thence run N 62° 10' W for 59.78 feet to a point:
Thence run N 32° 00' E for 192.68 feet to a point in the South boundary of the Louisville and Nashville Railroad;
Thence run S 58° 00' E for 513.82 feet to the point of beginning.

Being the same property conveyed to BELL ROAD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deeds of record as Instrument Nos. 20171218-0128734 and 2017121 8-0128735, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s). Taxes and assessments for subsequent years, a lien, not yet due and payable.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5167, page 273, said Register's Office.

3. Ingress/Egress Easement as set forth in the instrument of record in Book 4677, page 234, said Register's Office.
4. Perpetual Right of Way and Easement established by the Order of record as Instrument No. 201401 14-0003779, said Register's Office.
5. Title to that potion of the premises, if any, embraced within the right-of-way of L & N Railroad.
6. Lack of direct access to and from controlled access highway.
7. Grantee shall be restricted from operating a Hotel, Motel, Bed & Breakfast, Boutique Hotel, short term rental, apartments, condominiums, Townhome or any other business operation which shall be in competition with sellers hotel business license for a period of 10 years from closing unless or until agreed upon by adjacent hotel owner. The following restrictions shall run with the land.
8. Grantee shall also be restricted from constructing any building or other structure greater than 3 stories tall or any other structure that obstructs the visibility of the adjoining hotel from any direction. This restriction shall remain in effect for a period of 10 years from closing, unless or until agreed upon by the adjacent hotel owners. This restriction shall also run with the land.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as unimproved property located at 1015 Bell Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns (or successors and representatives), forever, and GRANTOR does covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns (or successors and representatives), against the lawful claims of all persons claiming by or through GRANTORS, but no further or otherwise. 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 our hands on July 16, 2019.

Bell Road Partners, a Tennessee Partnership

BY: Jayesh D Patel Trustee

Jayesh D. Patel, Trustee of the Jayesh D. Patel Revocable Trust dated December 5, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared **Jayesh D. Patel, Trustee of the Jayesh D. Patel Revocable Trust dated December 5, 2012**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee, of the within name bargainor, a partnership and that **Jayesh D. Patel, Trustee of the Jayesh D. Patel Revocable Trust dated December 5, 2012** as partner, executed the foregoing instrument for the purpose therein contained, as the free act and deed of the name of the partnership, by **Jayesh D. Patel, Trustee of the Jayesh D. Patel Revocable Trust dated December 5, 2012.**

Witness my hand and official seal this 16th day of July, 2019.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires: 9/7/21