Karen Johnson Davidson County
Batch# 261671 DEEDWARR
07/24/2019 03:17:35 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00

20190724-0072796

WARRANTY DEED

JOHN C. TAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-3-22

(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)
AMS Hotel Group, LLC	**New Owner** 425 Glastonbury Rd. Nashville, TN 37217	
(NAME) **560 Old Hickory Blvd, 0 Old Hickory Blvd, 0 Tolbert Rd, 562 Old Hickory Blvd.**	(NAME)	**114-242.00** **128-89.00** **128-91.00** **114-185.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **GITA BANKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMS HOTEL GROUP, LLC, A TENNESSEE 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:

Tract I - known as 560 Old Hickory Boulevard (Map/Parcel 114-242.00)

Land in Davidson County, Tennessee, being the southerly 85 feet of the westerly 150 feet of Tract No. 14 on the unrecorded Plan of the Alph Robertson Property described according to a survey made by Norris H. Hickerson, Surveyor, dated June 15, 1951, as follows:

Said part of Tract No. 14 fronts 85 feet on the easterly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a line on which it measures 85 feet thereon.

Included in the above description, but specifically excluded from this conveyance is an easement granted to the State of Tennessee, as shown of record in Book 7890, Page 822, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the point of intersection of the existing east margin of SR 251 (Old Hickory Blvd.) and the north boundary of the Ada Wells property; thence with said east margin northwardly 85 feet more or less to a point in George Bartlett's south boundary; thence with said boundary south 77 degrees 33 minutes 58 seconds east 4.61 feet; thence with a curve right having a radius of 1677.02 feet southwardly 85.30 feet to a point in Wells' north boundary; thence with said boundary north 74 degrees 15 minutes 38 seconds west 5.60 feet to the point of beginning, containing 431 square feet.

Tract II - known as 0 Old Hickory Boulevard (Map/Parcel 128-89.00)

Being a part of the old Robertson and Hugley land situated in Davidson County, Tennessee, according to an unrecorded survey by Norris H. Hickerson, surveyor, June 23, 1951, said land being described as follows:

Beginning at a point on the easterly margin of Old Hickory Blvd.; 575 feet southerly from an old iron pin on said easterly margin of Old Hickory Blvd.; thence following said survey and the easterly margin of Old Hickory Blvd., southerly 100 feet; thence easterly 945 feet more or less to the center of said Old Ezell Hollow Road (now Tolbert Rd.); thence following the center of said Old Ezell Hollow Rd. (Tolbert Rd.), to a stake, being the Andrew Carney line; thence westerly 880 feet more or less to the easterly margin of Old Hickory Blvd., being the point of beginning (approximately 2.43 acres).

Included in the above described description, but excluded from this conveyance is an easement granted to the State of Tennessee, as shown of record in Book 7852, Page 438, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point of the intersection of the existing east margin of SR 251 (Old Hickory Blvd.) and the

north boundary of the Corrine Swinger property; thence with said east margin northwardly 100 feet more or less to a point in Christopher E. Slaughter's south boundary; thence with said boundary south 74 degrees, 15 minutes, 38 seconds east 5.60 feet; thence with a curve right having a radius of 1677.02 feet southwardly 99.74 feet to a point in Swinger's north boundary; thence with said boundary north 75 degrees 49 minutes, 13 seconds west 7.52 feet to the point of beginning, containing 647 square feet.

Tract III - known as 0 Tolbert Road (Map/Parcel 128-91.00)

Land in the 8th Civil District of Davidson County, Tennessee, being the easterly 200 feet of Tract No. 14 on the unrecorded plan of the Subdivision of the Alph Robertson Property described according to a survey made by Norris H. Hickerson, Surveyor, dated June 25, 1951.

Said easterly 200 feet of Tract No. 14 fronts 106 feet, more or less, on the westerly margin of Tolbert Road and runs back between parallel lines 200 feet to a line on which it measures 106 feet, more or less, thereon.

Tract IV - known as 562 Old Hickory Boulevard (Map/Parcel 114-185.00)

Being a part of the property described in the original bill on the case of Albert Robertson, et al, v. Sue Robertson, et al, Rule No: 67079 in Part One of the Chancery Court of Davidson County, Tennessee, and according to an unrecorded survey by Norris R. Hickerson, Surveyor, June 23, 1951.
Beginning at a point, being an iron pin on the westerly margin of Old Hickory Boulevard, at the southerly margin of said land being an old barbed wire fence; thence northerly following the westerly margin of Old Hickory Boulevard, 100 feet to an iron pin; thence westerly 508 feet, more or less, to an iron pin at an old wire fence, being the westerly line of said land; thence following said westerly line southerly 100 feet to a locust post; thence easterly 504 feet, more or less, to an iron pin, at the westerly margin of Old Hickory Boulevard; being the point of beginning.

Included in the above described legal description, but excluded from this conveyance, is an easement granted to the State of Tennessee, as shown of record in Book 7903, Page 69, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the point of intersection of the existing east margin of State Route 251 (Old Hickory Blvd.) and the south boundary of the Robert Carney property; thence south 28 degrees, 08 minutes, 58 seconds east 4.50 feet; thence with a curve right having a radius of 1677.02 feet southwardly 15.05 feet to a point in C.E. Slaughter's north boundary; thence with said north boundary north 77 degrees, 33 minutes, 58 seconds west 4.61 feet to a point in the existing east margin of State Route 251; thence with said margin northwardly 15 feet to the point of beginning, containing 68 square feet.

Tract I, II, III & IV

Being the same property conveyed to Gita Banker, by Warranty Deed, recorded January 18, 2017 in Instrument No. 20170118-0005391, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Conveyances to the State of Tennessee of record in Book 7890, Page 822 (Tract I), Book 7852, Page 438 (Tract II) and Book 7903, Page 69 (Tract IV), Register's Office for Davidson County, Tennessee.
- Easements for Water Line of record in Book 7142, Page 490 (Tract I), Book 7142, Page 526 (Tract II) and Book 7142, Page 488 (Tract IV) and Book 8097, Page 286 (Tract IV), 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: **560 Old Hickory Blvd, 0 Old Hickory Blvd, 0 Tolbert Rd, 562 Old Hickory Blvd., Nashville, Tennessee 37209**.

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 18th DAY OF JULY, 2019.

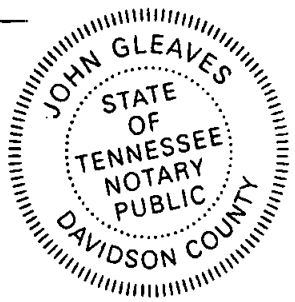
Gita Banker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GITA BANKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2019.

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



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