Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Howdy Hospitality LLC 1600 Forrest Ave. Nashville, TN 37206	071-11-0-514.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASHVILLE HOTEL LLC, AN INDIANA LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **HOWDY HOSPITALITY LLC** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Lying and being in Davidson County, State of Tennessee, being part of Lot Number 8 and all of Lot No. 9, Block "C", of the East-View Subdivision of the Shwab Property, as shown on plat of record in Book 547, Page 64, Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

PART OF LOT 8: BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence along the west margin of Dickerson Pike, South 17 degrees 30 minutes West 303 feet to a point, which is located 20 feet north of the common comer of Lots 7 and 8; thence North 76 degrees 45 minutes West across Lot 8,356 feet to an iron pin in the line between Lots 8 and 17; thence along the line between Lots 8 and 17, North 9 degrees 45 minutes East 20.5 feet to the corners of Lots 16 and 17, thence along the common line between Lots 8 and 9 to the point of beginning.

Being the same property conveyed to Nashville Hotel, LLC, a Tennessee limited liability company by Warranty deed from Balvantrai A. Patel and Varshaben Patel of record in Instrument No. 20140812-0072586, Register's Office for Davidson County, Tennessee, dated August 5, 2014 and recorded on August 12, 2014.

Being the same property conveyed to Nashville Hotel, LLC, an Indiana limited liability company by Warranty deed from Nashville Hotel, LLC, a Tennessee limited liability company of record in Instrument No. 20181005-0099131 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on October 5, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2019, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.
3) Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20101206-0096753, in the Register's Office for Davidson County, Tennessee.
4) Subject to right of way of Dickerson Pike, also known as Dickerson Road, Fern Ave and Elmhurst Drive.

Karen Johnson Davidson County
Batch# 268433 DEEDWARRSP
08/07/2019 03:39:31 PM 2 pgs
Fees: $13.00 Taxes: $3,230.10
20190807-0078683

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $873,000.00

Affiant

Subscribed and sworn to before me this 6 day of Aug, 2019.

Notary Public

My Commission Expires: _____

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

This is improved property located at **1404 Dickerson Pike, Nashville, TN 37207**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 6 day of August, 2019.

Nashville Hotel LLC, an Indiana limited liability company

BY: Balvantrai Patel
Balvantrai Patel
Member

BY: Varshaben Patel
Varshaben Patel
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BALVANTRAI PATEL and VARSHABEN PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBERS of NASHVILLE HOTEL LLC, AN INDIANA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of August, 2019.

Notary Public

My Commission Expires: _____

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021