Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Sai Ram 70 LLC 426 Murfreesboro Pike Nashville, TN 37210	106-1-65.00	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, **LEE MOTEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **SAI RAM 70 LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Plan of Maggie E. Minton's Subdivision, of record in Plat Book 161, Page 81, Register's Office for said County.

Said lots adjoin and front together 100 feet, more or less, on the northerly side of Murfreesboro Road, as now widened and located and runs back between lines 211.7 feet on the west line of Lot No. 10 and 216.11 feet on the east line of Lot No. 9 to an alley in the rear measuring 88.6 feet more or less thereon.

Also included is that part of a closed alley as described in Metropolitan Ordinance No. 098-1402.

Being the same property conveyed to Lee Motel, LLC, a Tennessee limited liability company, by Warranty Deed from Ishvarbhai N. Patel, recorded August 5, 2016 in Instrument No. 20160805-0081573, Register's Office for Davidson County, Tennessee.

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 161, Page 81, Register's Office for Davidson County, Tennessee.
3) All matters set out in Metropolitan Ordinance No. 098-1402.

Karen Johnson Davidson County
Batch# 274984 DEEDWARRSP
08/22/2019 09:05:35 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20190822-0084307

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $720,001.00

K.P. Patel
Affiant

Subscribed and sworn to before me this 20 day of Aug, 2019.

Notary Public
My Commission Expires:

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-TP-19-426

This is improved property located at **426 Murfreesboro Pike, Nashville, TN 37210**

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 20 day of August, 2019.

Lee Motel, LLC

BY: _____
Praveen Patel
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRAVEEN 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 MEMBER of LEE MOTEL LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

