WARRANTY DEED

The actual consideration or value for this transfer is $ 4,100,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 11 day of March, 2020.

NOTARY PUBLIC
My Commission Expires: 11-8-21

EMILY CORNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY of DAVIDSON

Karen Johnson Davidson County
Batch# 371392 **DEEDWARR**
03/12/2020 12:03:01 PM 2 pgs
Fees: $13.00 Taxes: $15,170.00

20200312-0027800

This Space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Focus Hospitality III, LLC 2425 Atrium Way Nashville, TN 37214	New Owner	095 10 0 / 128.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Focus Hospitality III, LLC, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Aashra, LLC, and **HEMANT V. PANDYA**, the GRANTORS herein, have bargained and sold, and by these presents does transfer and convey unto:

Focus Hospitality III, LLC, the GRANTEE, its heirs successors and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 9 as shown on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING ALL the same property conveyed to Aashra, LLC, and Hemant v. Pandya, by Special Warranty Deed from Raman Bhagat, dated December 18TH 2017 and of record as Instrument 20171219-0129087, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, their heirs successors and assigns, forever. We do covenant with the said GRANTEE 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. We do further covenant and bind ourselves, our heirs, successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the DAVIDSON County Register's Office as may affect the premises including the following:

2020 Property taxes are to be prorated and assumed by the GRANTEE,

Any and all Restrictions of record in Book 6306, page 80; Book 6363, page 442; Book 6367, page 481; and Easement of record in Book 6519, page 795, all in the Register's Office for Davidson County, TN.

This is improved property known as: **2425 Atrium Way, Nashville, TN. 37214.**

Witness our hands this 11 day of March, 2020.

Aashra, LLC

By: APandya
Hemant V. Pandya, Managing Member

APandya
HEMANT V. PANDYA

EMILY CORNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY of DAVIDSON

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Emily Cornell, a Notary Public in and for said County and State, the within named Hemant V. Pandya, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he is the Managing Member of Aashra, LLC and that he, as such Managing Member, being authorized so to do, acknowledged, and executed the within instrument, for the purposes therein contained on behalf of Aashra, LLC.

Witness my hand and official seal at Nashville, Tennessee this 11 day of March, 2020.

Emily Cornell
NOTARY PUBLIC

My Commission Expires: 11-8-21

EMILY CORNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY of DAVIDSON

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Emily Cornell the undersigned, a notary public in the State of Tennessee, personally appeared Hemant V. Pandya, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and expressed and acknowledged that they executed the same as their free act and deed.

Subscribed and sworn to before me, this the 11 day of March, 2020.

Emily Cornell
NOTARY PUBLIC

My Commission Expires: 11-8-21

EMILY CORNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY of DAVIDSON