1st

This instrument prepared by and after recording return to:

BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, TN 37201
Attn: Jeff H. Gibson, Esq.

Karen Johnson Davidson County
Batch# 468533 DEEDWARRSP
09/02/2020 02:21:30 PM 6 pgs
Fees: $33.00 Taxes: $11,285.00
20200902-0099932

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Room In The Inn, Inc. 705 Drexel Street Nashville, TN 37203 Attn: Rachel Hester	Room In The Inn, Inc. 705 Drexel Street Nashville, TN 37203 Attn: Rachel Hester	Parcel No. 09314021400

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DREXEL PROPERTY LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ROOM IN THE INN, INC.**, a Tennessee corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of ~~August~~ September, 2020.

GRANTOR:

DREXEL PROPERTY LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Authorized Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hassan Mousavi, the Authorized Representative of DREXEL PROPERTY LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name DREXEL PROPERTY LLC, a Tennessee limited liability company, as such Authorized Representative.

Witness my hand and official seal this 26th day of August, 2020.

My Commission Expires:

3-25-24

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,050,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 25th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 7-9-22

PAUL SPIVEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 7/9/2022

Exhibit "A"

Legal Description of Property

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BEING THE NORTHERLY 87.5 FEET OF LOTS 51, 52, 53 AND THE NORTHERLY 87.5 FEET OF THE EASTERLY 10 FEET OF LOT 54 AS SHOWN ON THE PLAT ENTITLED "O. EWING'S ADDITION TO NASHVILLE", DATED: SEPTEMBER 18th, 1867, OF RECORD IN PLAT BOOK 21, PAGE 120, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), SAID PARCEL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF DREXEL AVENUE AND SEVENTH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SEVENTH AVENUE SOUTH AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SEVENTH AVENUE SOUTH, SOUTH 02 DEGREES 13 MINUTES 49 SECONDS EAST, 87.50 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, AT THE NORTHEAST CORNER OF THREE JACKS, LLC, OF RECORD AS INSTRUMENT NUMBER 20120423-0034457, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID THREE JACKS, LLC, SOUTH 88 DEGREES 30 MINUTES 41 SECONDS WEST, 150.00 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES AT THE NORTHWEST CORNER OF SAID THREE JACKS, LLC, NEAR THE EASTERLY LINE OF ROOM IN THE INN, LLC, OF RECORD AS INSTRUMENT NUMBER 200901300008070, R.O.D.C.T, AND SHOWN AS LOT 2 ON THE PLAT ENTITLED "8TH AND DREXEL SUBDIVISION" OF RECORD AS INSTRUMENT NUMBER 20090130-0008070, R.O.D,C.T.;

THENCE, ALONG OR NEAR SAID LOT 2, NORTH 02 DEGREES 13 MINUTES 49 SECONDS WEST, 87.5 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTH RIGHT-OF-WAY LINE OF DREXEL AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 88 DEGREES 30 MINUTES 41 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,124 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

Being the same property conveyed to Drexel Property LLC, a Tennessee limited liability company, from Richland South, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 4, 2019, of record in Instrument No. 20190604-0053370, in the Register's Office of Davidson County, Tennessee.

Property Address: 617 7th Avenue South, Nashville, Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 120, Register's Office for Davidson County, Tennessee.

3. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Ted J. Stevenson, II, RLS No. 2136, with Ragan-Smith Associates, Inc., TN, as Job No. 17201, dated August 17, 2020.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

Custodian of the electronic version of the attached document tendered for registration herewith and That this is a true and correct copy of the original document executed and authenticated according to law.

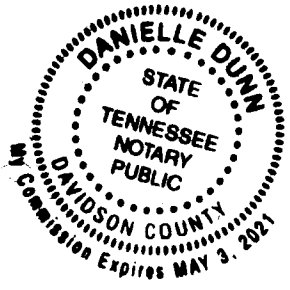
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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