Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
SAI SHAYNA, LLC 3414 Percy Priest Dr. Nashville, TN 37214	107-00-0-086.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

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, **DVR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BATTLEFIELD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has bargained and sold, and by these presents does transfer and convey to **SAI SHAYNA, 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"):

A Tract of land in the Second Civil District of Metropolitan Nashville and Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of "Camelot On The Parkway", Section Four of record in Plat Book 5600, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DVR, LLC, a Tennessee limited liability company and Battlefield Properties, LLC, a Tennessee limited liability company by Special Warranty Deed as of record in Instrument No. 20210126-0011179, 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 2021, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 5060, Page 172, Register's Office for Davidson County, Tennessee.
3) Right-of-Way of record in Book 3179, Page 236, in the Register's Office for Davidson County, Tennessee.
4) Easement(S) to Metropolitan Government of Nashville and Davidson County of record in Book 5216, Page 933, in the Register's Office for Davidson County, Tennessee.
5) Public right for flight of the passage of aircraft and right to casuse noise in airspace of record in Book 5169, Page 818, in the Register's Office for Davidson County, Tennessee.
6) Memorandum of Lease Termination Agreement of record in Instrument Number 20031216-0179385, in the Register's Office for Davidson County, Tennessee.
7) Subject to water and or sewer distribution system of record in Book 5275, Page 557, said Register's Office.
8) Matters that would be disclosed by current and accurate survey.

Karen Johnson Davidson County
Batch# 560723 DEEDWARRSP
01/26/2021 09:43:47 AM 3 pgs
Fees: $18.00 Taxes: $20,555.54
20210126-0011180

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,555,551.01

Affiant

Subscribed and sworn to before me this 22 day of January, 2021.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property located at **837 Briley Pkwy, Nashville, TN 37217**

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 22 day of January, 2021.

DVR, LLC, a Tennessee Limited Liability Company

BY: _____

Vishal Banker, Member

Battlefield Properties, LLC, a Tennessee Limited Liability Company

BY: _____

Amy Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VISHAL BANKER, 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 DVR, 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 22nd of January, 2021.

Notary Public

My Commission Expires: _____

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY GLEAVES, 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 AUTHORIZED AGENT of BATTLEFIELD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of January, 2021.

Patricia J Parsons

Notary Public
My Commission Expires: 8-20-2024
(SEAL)

