Lot 26

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,640,000.00.

Affiant

Subscribed and sworn to me on March 17, 2021.

NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 594322 DEEDWARRSP
03/17/2021 03:51:19 PM 4 pgs
Fees: $23.00 Taxes: $9,768.00
20210317-0035643

THIS INSTRUMENT WAS PREPARED BY:
RICHARD W. SEBASTIAN
ORTALE KELLE
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34202

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
525 Group, L.L.C. 525 Fourth Avenue South Nashville, TN 37210	SAME ADDRESS AS NEW OWNER	156-09-0A-006.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MR Hotels, LLC, a Tennessee Limited Liability Company **"GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto 525 Group, L.L.C., a Tennessee Limited Liability Company **"GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Outparcel 6 on the Plan of Harpeth Village, P.U.D. as shown on plat of record in Instrument No. 20060505-0052434, 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 MR Hotels, LLC by Warranty Deed from KJ Bellevue I, LLC of record in Instrument No. 20160824-0088720 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 24, 2016.

Being the same property conveyed to LKM Advanced, LLC, a Tennessee limited liability company, by Quitclaim Deed from MR Hotels, LLC, a Tennessee limited liability company, of record in Instrument No. 20180629-0063234, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MR Hotels, LLC by Quitclaim Deed from LKM Advanced, LLC of record in Instrument No. 20201231-0154993 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on December 31, 2020.

The conveyance of the above described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Subject to all matters shown on the Plan of record as Instrument Number 20060505-0052434, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20080618-0062694, Register's Office of Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record as Instrument Number 20051227-0153838, Register's Office of Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060823-0104009, as amended in Instrument No. 20070827-0102786 and in Instrument No. 20070117-0007067, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Covenants, Conditions and Restrictions of record in Instrument Number 20070507-0054445; Instrument No. 20070117-0007069 and Instrument No. 20071106-0130721, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument Number 20070125-0010399, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20070130-0012111, in the Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument Number 20051219-0151714, in the Register's Office for Davidson County, Tennessee.
10. Issuance of Electrical Permit for Service of record in Book 7511, Page 561, Re-Recorded in Book 7512, Page 319 and Re-Recorded in Book 7611, Page 418, in the Register's Office for Davidson County, Tennessee.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5737 Temple Road, Nashville, TN 37221.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SIGNATURE PAGE TO FOLLOW

WITNESS our hands on March 17, 2021.

MR Hotels, LLC, a Tennessee Limited Liability Company

By: Lalikant Modi

Lalikant Modi

Its: President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Lalikant Modi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MR HOTELS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President as authorized on behalf of the limited liability company, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on March 17, 2021.

Frank S. Peeler

NOTARY PUBLIC

My Commission Expires: 1/8/2024

