Karen Johnson Davidson County
Batch# 599731 DEEDWARRSP
03/25/2021 09:10:29 AM 3 pgs
Fees: $18.00 Taxes: $7,862.50
20210325-0039195

This Instrument Prepared By:

David I. Beckett
Bonner Law Firm, P.C.
1102 Beck Ave.
Cody, WY 82414

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To* Map & Parcel 075100210000
Mannat Hotels, LLC 2637 Sequoya Trace Murfreesboro, TN 37127 Attn: Nick Patel	Mannat Hotels, LLC 4144 Lebanon Pike Hermitage TN 37076 Attn:

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **John andBerna Bruzzone Family Partnership, LP**, a California limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **Mannat Hotels, LLC**, a Tennessee limited liability company("Grantee"), and its successors and assigns, certain improved real property located in Davidson County, Tennessee,known as 4119 Lebanon Pike, Hermitage, Tennessee 37076, and more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, and its successors and assigns, forever.

Said Property is conveyed subject to matters of record, including but not limited to applicable zoning and building regulations, all easements, restrictions and limitations of record, if any.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters of record), but no further or otherwise.

[Signature and Notary Pages to follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of March, 2021.

John and Berna Bruzzone Family Partnership, LP, a California limited partnership

John A. Bruzzone, Jr. Management, LLC
Its: General Partner

By: _____
Name: John A. Bruzzone, Jr.
Its: Manager

STATE OF CALIFORNIA)
) ss:
COUNTY OF SANTA CRUZ)

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 18 day of March, 2021 by JOHN A. BRUZZONE, JR., as Manager of the General Partner of the John and Berna Bruzzone Family Partnership, LP. He [ ] is personally known to me, or [x] produced Nevada Drivers License as identification.

LINZY LEON NORTON IV
Notary Public - California
Santa Cruz County
Commission # 2294762
My Comm. Expires Jun 25, 2023

_____
NOTARY PUBLIC – STATE OF CALIFORNIA
Linzy Leon Norton IV, Notary Public
(Name of Notary Typed, Printed, or Stamped

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee; being all of Lot No. 3 as shown on the Final Plat of Wal-Mart Center as of record in Plat Book 6900, page 3, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way of Lebanon Pike, U.S. Highway 70-N (R.O.W. varies); said iron pin being the common westerly property corner between Lots 2 and 3 as shown on the Final Plat of Wal-Mart Center; thence,

With the easterly right-of-way line of Lebanon Pike, North 31 deg. 04' 00" East, as distance of 224.96 feet to an existing iron pin; thence;

North 34 deg. 58' 26" East, a distance of 94.97 feet to an existing iron pin; thence;

Leaving said right-of-way line and with the easterly property line of Lot No. 3, South 37, deg. 22' 30" East, a distance of 206.24 feet to an existing P.K. nail in concrete gutter on the westerly right-of-way line of a Joint Access and Public Utility Easement (R.O.W. width varies) as of record in Deed Book 7141, page 120, Register's Office for Davidson County, Tennessee and as shown on said final plat; thence,

Southwesterly with the westerly right-of-way line of said easement and a 469.13 foot radius curve to the left a distance of 112.99 feet to a chiseled "X" in concrete gutter; said curve has a chord bearing a distance of South 12 deg. 29' 00" West, 112.72 feet; thence,

South 05 deg. 35' 00" West, a distance of 50.00 feet to an iron pin (set) at the common easterly property corner between Lots 2 and 3; thence,

Leaving the westerly right-of-way line of said easement, with the common property line between Lots 2 and 3, North 78 deg. 42' 36" West, a distance of 271.75 feet to the point of beginning.

Being the same property conveyed to John and Berna Family Partnership, LP, a California limited partnership, by Special Warranty Deed from Store Investment Corporation, Delaware corporation, dated April 16, 2013, of record in Instrument #20130416-0038021, in the Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $2,125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tina Neeley Agent
Affiant

Subscribed and sworn to before me this the 24th day of March, 2021.

Wendy Lee Ross
Notary Public or Register

My commission expires: 9-15-2021

