WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,251,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Goodlettsville Hotel, LLC	**New Owner**	
(NAME)	(NAME)	**026-09-0-092.00**
425 Glastonbury Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VISHAL A. BANKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GOODLETTSVILLE HOTEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Southerly margin of Two Mile Parkway at the Mobil Oil Corporation Leasehold Estate, of record in Book 4309, Page 192, Register's Office for Davidson County, Tennessee; thence South 1 deg. 46' East 276.7 feet to a point thence North 88 deg. 53' West 218.36 feet to a concrete monument; thence North 1 deg. 07' East 112.10 feet to a concrete monument; thence North 88 deg. West 380.0 feet to an iron pin; thence North 2 deg. 46' East 771.15 feet to the Southerly margin of Two Mile Parkway; thence with said Parkway South 45 deg. 38' East 873.0 feet to the POINT OF BEGINNING, containing 7.37 acres, more or less, according to a survey made by Wayne Cooper, Sr., dated October 27,1970.

INCLUDED in the above description, but expressly EXCLUDED from the subject property are the following parcels:

EXCLUSION NO. 1:

BEGINNING at a point, this point being an Iron pin set in the Southern boundary of Two Mile Parkway at the Northeastern comer of the Metropolitan School Board property; thence South 45 deg. 38' East, 375.00 feet along the Southern boundary of Two Mile Parkway to an iron pin; thence South 44 deg. 22' West 348.07 feet bounded by the Rivergate Development Company property to an iron pin; thence North 02 deg. 45' West, 511.64 feet bounded by the Metropolitan School Board property to an iron pin, this being the POINT OF BEGINNING and containing 1.498 acres, more or less, also known as Lot 1 on the plat of Parkway Annex, of record in Book 4715, Page 103.

EXCLUSION NO. 2: Book 5858, Page 888

Being Lot No. 2, on the plan of Parkway Annex, Section 2, which plat is of record in Book 5190, Page 611, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 2 fronts 137.50 feet on the South margin of Two Mile Parkway, and extends back 325.00 feet on the West line, and 337.43 feet on the East line, to a line on the rear measuring 167.50 feet.

Being the same property conveyed to Vishal A. Banker married by Special Warranty Deed from Barry Westbrook 401K LLC Trust, executed on 9/12/2019 and filed for record on 9/17/2019 as Instrument Number 20190917-0094344, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 708893 **DEEDWARR**
09/01/2021 03:25:57 PM 3 pgs
Fees: $18.00 Taxes: $8,328.70

20210901-0118137

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable.
• Subject to BellSouth Mobility, Inc. Right-of-Way and Easement Agreement of record in Book 9752, Page 68, Register's Office for Davidson County, Tennessee.
• INGRESS & EGRESS EASEMENT:
This property is benefited by, and subject to, an Easement for Ingress and Egress as shown on the Plat of Parkway Annex, Section 2, of record in Book 5190, Page 611, Register' s Office for Davidson County, Tennessee.
• PERMANENT DRAINAGE EASEMENTS: Book 9762, Page 573 / Plat in Book 5190, Page 611

EASEMENT NO. 1:

BEGINNING at a point on the East line of the Metropolitan Board of Education Property as defined in Deed Book 3066, page 571, R.O.D.C., Tennessee, said point being common to the Security Federal Savings and Loan Co. Property as defined in Deed Book 4962, page 929, R.O.D.C., Tenn, and the Frank C. Davis, Jr. Property as defined in Deed Book 6001, page 238, R.O.D.C., Tenn, thence South 2 degrees 44 minutes 00 seconds East, 10 feet to the actual POINT OF BEGINNING of this easement; thence, leaving said East line North 87 degrees 16 minutes 00 seconds East, 3.93 feet to a point; thence, North 44 degrees 22 minutes 00 seconds East, 27.00 feet to a point; thence, South 45 degrees 38 minutes 00 seconds East, 20.00 feet to a point; thence, South 44 degrees 22 minutes 00 seconds West, 34.86 feet to a point thence, South 87 degrees 16 minutes 00 seconds West, 11.79 feet to a point on said East line of Metropolitan Board of Education Property; thence, with said East line, North 2 degrees 44 minutes 00 seconds West, 20.00 feet to the actual POINT OF BEGINNING, containing 776 square feet.

10-foot temporary construction easements shall be on the sides of the above described 20-foot permanent drainage easement and shall be automatically abandoned upon completion of construction.

EASEMENT NO 2:
A 20-foot permanent drainage easement with 10-foot temporary construction easements on both sides through the Goodlettsville Elementary School property, and being more particularly described as follows:

20-foot permanent drainage easement shall begin at a point on the West line of Frank C. Davis, Jr. as recorded in Book 6001, page 238, R.O.D.C., Tennessee and the East line of a tract conveyed to Metropolitan Nashville-Davidson County Board of Education by deed recorded in Book 3066, page 571, R.O.D.C., Tennessee, said point being S 2 degrees 44' E, 10 feet from the Northwest corner of Frank C. Davis, Jr. and proceeding as follows:
1.
With the line between Davis and the Board of Education S 2 degrees 44' E, 20.0 feet; thence,
2.
Leaving said common line 8 87 degrees 16' W, 190.0 feet to the center of a drain; thence,
3.
With the center of a drain N 6 degrees 10' W, 20.0 feet; thence,
4.
Leaving the drain N 87 degrees 16' E, 191.5 feet to the POINT OF BEGINNING.

10-foot temporary construction easements shall be on the South side and the North side of the above-described 20- foot permanent drainage easement and shall be automatically abandoned upon completion of construction.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **555 Rivergate Pkwy, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 30th DAY OF AUGUST, 2021.

Vishal A. Banker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VISHAL A. BANKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212