Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Aum Sai Hotel, Inc. 1298 S Dickerson Rd Goodlettsville, TN 37072	050-16-0-029.00	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, **MONTEREY MOTEL, INC., A TENNESSEE CORPORATION**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **AUM SAI HOTEL, INC., A TENNESSEE CORPORATION** ("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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All of Lot 2 of the Geopatel Subdivision of record in Plat Book 7900, page 75, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description

Being the same property conveyed to Monterey Motel, Inc., a Tennessee Corporation, by Special Warranty Deed from Weldon B. White, Jr., trustee of record in Book 8114, Page 340, Register's Office for Davidson County, Tennessee, dated May 22, 1990 and recorded on May 22, 1990. Re-Recorded in Book 8123, Page 991, said register's office.

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 2022, a lien, but not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 7900, Page 75, Register's Office for Davidson County, Tennessee.
3) Subject to all matters shown on the Resubdivision of Lots B-1, B-2, B-3 and B-4, Tamble Subdivision, filed for record in Plat Book 5800, Page 6, Register's Office for Davidson County, Tennessee.
4) Stormwater Detention Agreement by and between McDonald's Corporation and The Metropolitan Government of Nashville and Davidson County of record in Book 5861, Page 563, in the Register's Office for Davidson County, Tennessee.
5) Restrictions of record in Book 8066, Page 641, and Book 5805, Page 99, in the Register's Office for Davidson County, Tennessee.
6) Easement from Treetop Enterprises, Inc., granted to Metropolitan Government of Nashville and Davidson County of record in Book 7751, Page 138, in the Register's Office for Davidson County, Tennessee.
7) Easement from Treetop Enterprises, Inc., granted to the Metropolitan Government of Nashville and Davidson County of record in Book 7734, Page 271, in the Register's Office for Davidson County, Tennessee.
8) Easement from Treetop Enterprises, granted to Jagubhai K. Champaneria of record in Book 7884, Page 264, in the Register's Office for Davidson County, Tennessee. Easement was corrected of record in Book 8012, Page 1, in the Register's Office for Davidson County, Tennessee.
9) Easement from Treetop Enterprises, Inc., granted to Jagubhai K. Champaneria of record in Book 7884, Page 269, in the Register's Office for Davidson County, Tennessee. Easement was corrected of record in Book 8012, Page 4, in the Register's Office for Davidson County, Tennessee.
10) Easement from McDonald's Corporation, granted to Weldon B. White, Jr., Trustee of record in Book 8066, Page 646, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 750381 DEEDWARRSP
11/05/2021 01:59:08 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20211105-0148412

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00

Affiant

Subscribed and sworn to before me this 1 day of Nov, 2021.

Notary Public
My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

This is improved property located at **3312 Dickerson Pike, Goodlettsville, TN 37207**

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 1 day of November, 2021.

Monterey Motel, Inc., a Tennessee Corporation

BY:
Samir Patel
Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SAMIR PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the DIRECTOR of MONTEREY MOTEL, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DIRECTOR.

Witness my hand and official seal, this the 1st of November, 2021.

_____

Notary Public

My Commission Expires: _____

(SEAL)

