WARRANTY DEED

Karen Johnson Davidson County
Batch# 840367 DEEDWARR
04/18/2022 09:53:08 AM 4 pgs
Fees: $23.00 Taxes: $21,959.50

20220418-0043995

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE
NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/13/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-945

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brick Church Property LLC and Stones River 2306 Brick Church LLC	Same as Owner	071-02-0-202.00
(NAME) 402 North 17th Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **MSS Hotels LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to (i) **Brick Church Property LLC**, a Tennessee limited liability company, as to an eighty and six-hundred thirty-four one thousandths percent (80.634%) undivided interest, as tenant in common, and (ii) **Stones River 2306 Brick Church LLC**, a Tennessee limited liability company, as to a nineteen and three-hundred fifty-seven one thousandths percent (19.357%) undivided interest, as tenant in common (collectively, the "**Grantees**"), that certain parcels of real property in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "B" attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is improved property located at 2306 Brick Church Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of April, 2022.

GRANTOR:

MSS Hotels LLC,
a Tennessee Limited Liability Company

By: _____
Nishith Jobalia, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nishith Jobalia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of MSS Hotels LLC, a Tennessee limited liabilty company, and he, being duly authorized, executed of the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand, at office, this 15th day of April, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024



EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot 2 on the Final Plat for Lachmandas Property Brick Church Pike on Plat as recorded as Instrument No. 200006010054286 in the Register's Office for Davidson County, Tennessee, and being more fully described according to a survey of Mike Bums, TN RLS No. 1053, Burns & Associates, Inc., dated February 16, 2000 (Job No. 99063) and being more particularly described as follows:

Beginning at an iron pin set in the Southern margin of Avondale, said pin being the Northeast corner of the herein described property and the Northwest corner of Taylor (DB 10084, page 718); thence with Taylor's West line, South 14 deg. 09 min. 00 East 218.15 feet to a point for corner, said point being the Southwest corner of Taylor; thence with Taylor's South line, North 75 deg. 47 min. 00 sec. East 110.59 feet to an existing iron pin on the West right of way line of Brick Church Pike; thence with the West right of way line of Brick Church Pike South 06 deg. 45 min. 00 sec. West 133.25 feet to an iron pin set, said pin being the Southeast corner of the property herein conveyed and the Northeast corner of Lot 1 shown on said plat; thence along the North line of the said Lot 1 South 86 deg. 27 min. 06 sec. West 218.95 feet to an iron pin set in the East margin of Hampton Street, said pin being the Northwest corner of the said Lot 1 and the Southwest corner of the tract herein described; thence with the East margin of Hampton Street North 14 deg. 09 min. 00 sec. West 285.77 feet to an iron pin; thence with a 25 foot radius curve to the right an arc distance of 40.97 feet to the point of beginning, said curve having a chord bearing and distance of North 32 deg. 47 min. 42 sec. East 36.535 feet. The above described tract containing 1.359 acres, more or less.

Being the same property conveyed to MSS Hotels, LLC, a Tennessee limited liability company, by Warranty Deed from Dipak Lachmandas and Harsha Lachmandas, of record in Instrument No. 20060428-0049104, in the Register's Office of Davidson County, Tennessee, dated April 20, 2006, and recorded on April 28, 2006.

EXHIBIT B

PERMITTED EXCEPTIONS

(1) Real property taxes for 2022 and subsequent years, a lien not yet due and payable.

(2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the Final Plat for Lachmandas Property Brick Church Pike, as recorded in Instrument No. 20000601-0054286, Register's Office, Davidson County, Tennessee.

(3) Easement for Drainage Maintenance, recorded in Book 10404, Page 469, Register's Office, Davidson County, Tennessee.