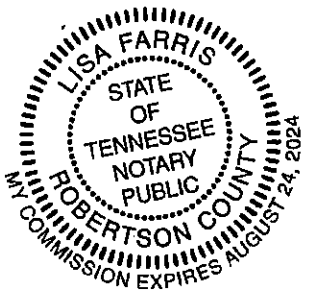
Davidson County
Batch# 848963 DEEDWARRSP
05/02/2022 10:14:17 AM 5 pgs
Fees: $28.00 Taxes: $43,660.00
20220502-0050523

2

SPECIAL WARRANTY DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $11,800,000.00.

Subscribed and sworn to before me, this the 27 day of April, 2022.

Notary Public

My Commission Expires: 08-24-2024

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shyam Ghanshyam Nashville LLC 5613 Cloverland Park Drive Brentwood, Tennessee 37027	Map-Par. 026-01-0-134.00.	New Owner

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, **GDTN Associates LLC**, a Tennessee limited liability company, in its capacity as court-appointed receiver and not as an individual, pursuant to that certain Consent Order Appointing Receiver and Granting Injunctive Relief entered in the Chancery Court of Davidson County, Tennessee, Case No. 20-1083-111 (herein referred to as "Grantor"), having an address c/o Jeffrey Kolessar, 1628 John F. Kennedy Boulevard, Suite 2300, Philadelphia, Pennsylvania 19103, has this day bargained and sold and, by these presents, does hereby transfer and convey to **Shyam Ghanshyam Nashville LLC**, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described property:

(i) That certain real property in Davidson County, Tennessee, which is described on Exhibit A attached hereto and incorporated herein by reference (the "Land");

(ii) All buildings, structures, fixtures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "Improvements"); and

(iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements and Appurtenances are collectively referred to herein as the "Property".

This is improved property known as 120 S. Cartwright Court, Goodlettsville, Davidson County, Tennessee. 37072.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to those matters affecting the Property as set forth in Exhibit B attached hereto and incorporated herein by reference, but only to the extent that the same are applicable and validly exist with respect to the Property and without any intention to re-impose any such matters of record.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW. THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR 1 IAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY; AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS. BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMI TATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.

WITNESS this the 29 day of April, 20221.

GRANTOR:

GDTN Associates LLC, in its capacity as court-appointed receiver and not as an individual, pursuant to that certain Consent Order Appointing Receiver and Granting Injunctive Relief entered in the Chancery Court of Davidson County, Tennessee, Case No. 20-1083-III

By: _____
Print Name: Jeffrey Kolessar
Title: Member

STATE OF North Carolina)
)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Jeffrey Kolessar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of GDTN Associates LLC, the within named bargainor, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as a member of GDTN Associates LLC.

Witness my hand and seal at this office, on the 27th day of April, 2022.

_____
Notary Public

My commission expires: 05/24/2023

SHELBY ABRAMS
NOTARY PUBLIC
MECKLENBURG COUNTY, N.C.
My Commission Expires 05/24/2023

SHELBY ABRAMS
NOTARY PUBLIC
MECKLENBURG COUNTY, N.C.
My Commission Expires 05/24/2023

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Budgetel Inn, a Consolidation of Lots 1 and 2 of The Resubdivision of Lots 1 and 2 Northgate Park Section 12, of record in Book 8250, page 600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH the Easement Rights as contained in the Restrictive Covenants and Reciprocal Easement Agreement of record in Book 7116, page 816, amended in Book 10075, page 364 and re-recorded in Book 10090, page 497, said Register's Office.

Being the same property conveyed to PARSHWANATH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LONG HOLLOW, LLC, of record by Instrument No. 20080530-0055031, dated May 29, 2008, said Register's Office.

Exhibit B

1. Taxes for the year 2022.

2. Matters shown on the Plan of record as Book 8250, page 600, said Register's Office.

3. Restrictive Covenants and Reciprocal Easements contained in instrument or record as Book 7116, page 816, as amended in Book 10090, page 497, said Register's Office.

4. Right of Way Easement granted unto Madison Suburban Utility District of record in Book 4377, page 97, said Register's Office.

5. Lack of direct access to and from controlled access highway.

6. Approval of Plans executed by Parthenon, Inc., in satisfaction of approval requirements set forth in Restrictive Covenants as shown as item 9 above of record in Book 7117, page 884, said Register's Office.