Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Music Valley Hospitality 2516 GP 2516 Music Valley Dr. Nashville, TN 37214	062 00 0 158.00	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, **2516 MUSIC VALLEY GP, A TENNESSEE GENERAL PARTNERSHIP**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **MUSIC VALLEY HOSPITALITY 2516 GP, A TENNESSEE GENERAL PARTNERSHIP** ("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 tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being Tract 1-A on the plan of Oaks and Smith Realty Company dated December 5, 1985 (revised) by Ragan- Smith-Murphy & Associates, Inc. and more particularly described as follows:

Beginning at an existing iron pin set on the west right-of-way line of Music Valley Drive (a 60-foot wide street); said point is approximately 964.3 more or less feet from the northeast corner of the northeast return curve for Music City Circle as measured along the west right-of-way line of Music Valley Drive; said point also being the southeast property corner of Dan C. and J. Frank Rudy as of record in Book 4052, page 913, R.O.D.C., Tennessee and proceeding as follows:

1. From the point of beginning and with the west right-of-way line of Music Valley Drive and a 1958.35-foot radius curve to the right, a length of 211.83 feet to a point; said curve has a chord bearing and distance of South 28 degrees 42 minutes 01 seconds East, 211.720 feet; thence,

2. Severing the property conveyed to A. V. Oaks, et al, as of record in Book 5398, Page 607, R.O.D.C., Tennessee and leaving the west right-of-way line of said road, North 77 degrees 46 minutes 14 seconds West, 601.64 feet to a point; said point is in the east property line of J. B. Willis et ux, and Karene Blair as of record in Book 3035, page 491, R.O.D.C., Tennessee; thence,

3. With the common property line of Willis and Blair and this tract, North 10 degrees 54 minutes 32 seconds East, 160.00 feet to an existing iron pin at a fence corner; thence,

4. With the common property line of Rudy and this tract, South 77 degrees 46 minutes 14 seconds East, 466.62 feet to the point of beginning and containing 85,842 square feet or 1.97 acres more or less.

Being the same property conveyed to 2516 Music Valley GP, a Tennessee General Partnership by Warranty deed from Lodgings, Incorporated of record in Instrument No. 20230224-0013099 **, Register's Office for Davidson County, Tennessee.**

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 2023, a lien, not yet due and payable.

2) Subject to all matters shown on the Plan of record in Plat Book 6900, Page 113, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 4546, Page 287, in the Register's Office for Davidson County, Tennessee.

4) Charter of record in Book 6967, Page 133, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 973887 **DEEDWARRSP**
02/24/2023 09:53:11 AM 3 pgs
Fees: $18.00 Taxes: $46,250.00



20230224-0013102

5) Rights of others in and to a cemetery, with rights of ingress thereto and egress therefrom, as referenced in the deed of record in Book 4546, Page 287, Register's Office for Davidson County, Tennessee.

6) Transmission Line Easement of record in Book 1196, Page 218, in the Register's Office for Davidson County, Tennessee.

7) Deed of Conveyance of record in Book 4842, Page 164, Book 4842, Page 181, Book 7306, Page 123 and Book 7306, Page 145, in the Register's Office for Davidson County, Tennessee.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 12,500,001.00

Affiant

Subscribed and sworn to before me this 23 day of February, 2023.

Notary Public

My Commission Expires: _____

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2026

This is improved property located at **2516 Music Valley Dr., Nashville, TN 37214**

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 23 day of February, 2023.

2516 Music Valley GP

BY: _____
Vishal Barker, Partner

BY: _____
Raj Narayan, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Vishal Barker, 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 Partner of 2516 Music Valley GP, 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 general partnership as Partner.

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Raj Narayan, 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 Partner of 2516 Music Valley GP, 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 general partnership as Partner.

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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