THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201
Attention: Blake C. Bars, Esq.

Karen Johnson Davidson County
Batch# 1019290 DEEDWARRSP
06/27/2023 07:57:30 AM 6 pgs
Fees: $33.00 Taxes: $44,585.00
20230627-0048634

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
2425 Atrium Owner, LLC 4117 Hillsboro Pike, Ste. 103-265 Nashville, Tennessee 37215	[Same]	095-10-0-128.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FOCUS HOSPITALITY III, LLC, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto 2425 ATRIUM OWNER, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 2425 Atrium Way, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 23 day of June, 2023.

GRANTOR:

FOCUS HOSPITALITY III, LLC
a Tennessee limited liability company

By: _____
Manoj Morar, its Manager

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

PERSONALLY APPEARED BEFORE ME, Valley Lopez, a Notary Public with authority to act in the State and County aforesaid, Manoj Morar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 23 day of June, 2023.

Valley Pardo-Lopez
Notary Public

My Commission Expires: 09/28/26

VALLERY PARDO-LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/28/2026

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **Twelve Million Fifty Thousand and 00/100 Dollars ($12,050,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June 2023.

Notary Public

My Commission Expires: 5-5-25

BRANDY COMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 9 as shown on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, Page 82 and Book 6250, Page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Focus Hospitality III, LLC by Warranty Deed from Aashra, LLC and Hemant V. Pandya of record in Instrument No. 20200312-0027800, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

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 6250, Page 82 and Book 6250, Page 83, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Atrium of record in Book 6306, Page 80 and as amended by First Amendment of record in Book 6363, Page 442, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction a. is exempt under Title 42 of the United States Code, or b. relates to handicap but does not discriminate against handicapped persons.

4. Underground Utility Easement of record in Book 6519, Page 795, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

5. Restrictive Covenant as set forth in "Right of First Refusal Agreement and Restrictive Covenant" of record in Book 6367, Page 481, in the Register's Office for Davidson County, Tennessee.

6. Survey No. 3297502 prepared by Brad T. Thomas, TN RLS #2431 of Barge Design Solutions and dated 5-10-2023 last revised 6-16-2023 indicates the following:
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/23/2023 (date of document).

Affiant Signature

06/26/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

