This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
HP Nashville, LLC
c/o White Lodging Services Corporation,
Administrative Manager
701 East 83rd Avenue
Merrillville, Indiana 46410

SEND TAX BILL TO:
Owner

MAP/GROUP/PARCEL
93-10-405

MORTGAGEE: NONE

BILL GARRETT, Davidson County
Trans:T20120013009 DEEDWARR
Recvd: 02/22/12 13:36 7 pgs
Fees:38.00 Taxes:7369.01
20120222-0015380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Gilbert W. Lovell, III, John C. Lovell, Angela L. Agee, Ellen Deathridge, Caroline Terry and Robert Mallory**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **HP Nashville, LLC**, a Delaware limited liability company, hereinafter called the GRANTEE, its successors and assigns, certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 5 in the Ellen Kirkman Plan of Lots as of record in Book "R", page 460, Register's Office for said County.

SAID Lot No. 5 fronts 40 feet on the westerly side of Third Avenue South, formerly College Street, and extends back between parallel lines, 162 feet, more or less, to Almond Street, formerly Thomas Street or Hume Street, the southerly 2 feet of said premises is included in the foregoing description but is excluded from this conveyance.

BEING the same property conveyed from Mrs. Laura D. Thompson, a widow, to G.W. Lovell, Sr. and wife, Margaret Whitfield Lovell, by Deed dated September 13, 1961, and recorded September 13, 1961, in Book 3280, page 401, Register's Office for Davidson County, Tennessee, and further conveyed from G.W. Lovell, Sr., Margaret Whitfield Lovell and Frank S. King., Jr., Trustee to Margaret Whitfield Lovell, for her sole and separate use, by Deed dated May 1, 1965, and recorded May 5, 1965, in Book 3887, page 465, said Register's Office.

And further being the same property that Margaret Whitfield Lovell, who died July 22, 1975, devised to her husband, Gilbert W. Lovell, in her Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee at Will Book 114, page 452.

And further being the same property that Gilbert Ward Lovell, who died June 20, 1978, devised to his son, Gilbert Ward Lovell, Jr., (a/k/a G. Ward Lovell, Jr.) in his Last Will and Testament of record in the Probate Clerk's Office for Davidson County, Tennessee at Will Book 124, page 14, as confirmed in an Affidavit of Inheritance (Real Estate) executed by G. Ward Lovell, Jr., of record in Book 6441, page 263, Register's Office, Davidson County, Tennessee.

And further being the same property that G. Ward Lovell, Jr., who died November 6, 1988, devised equally to his children, Gilbert W. Lovell, III, John C. Lovell, Angela L. Agee, Ellen Deathridge and Caroline Terry, in his Last Will and Testament which was probated in the Chancery Court of Robertson County, Tennessee (Case No. 10982), and a certified copy of which is of record as Instrument No. 20110804-0059950 in the Registers Office for Davidson County, Tennessee.

And further being the same property in which Angela L. Agee conveyed one-forth (1/4) of her one-fifth (1/5) interest in said property to Robert Mallory by Deed recorded in Instrument Number 20050223-0019576, said Register's Office;

And further being the same property in which Angela L. Agee conveyed one-forth (1/4) of her one-fifth (1/5) interest in said property to her brother, Gilbert W. Lovell, III, by Deed recorded in Instrument Number 20050223-0019577, said Register's Office.

Tract 2:

BEING Lot No. 6 and the southerly 30 feet of Lot No. 7 on the plan of Kirkman's Subdivision of Lots Nos. 15, 16, 17, 25, 26 and 27 in the First Plan of Davidson Academy Lots, as of record in Book "R", page 460, Register's Office for said County.

SAID Lot No. 6 and the southerly part of Lot No. 7 front together 64 feet on the westerly side of Third Avenue South, formerly College Street and runs back between parallel lines, with the southerly margin of Molloy Street, formerly Kirkman Street, as widened, 162 feet to the easterly margin of Hume Street, formerly Thomas Street and now known as Almond street.

BEING the same property conveyed from Laura D. Thompson, a widow, to Margaret Whitfield Lovell by Deed, dated February 26, 1964, and recorded on March 18, 1964, in Book 3704, page 215, said Register's Office.

And further being the same property that Margaret Whitfield Lovell, who died July 22, 1975, devised to her husband, Gilbert W. Lovell, in her Last Will and Testament

of record in the Probate Court Clerk's Office for Davidson County, Tennessee at Will Book 114, page 452.

And further being the same property that Gilbert Ward Lovell, who died June 20, 1978, devised to his son, Gilbert Ward Lovell, Jr., (a/k/a G. Ward Lovell, Jr.) in his Last Will and Testament of record in the Probate Clerk's Office for Davidson County, Tennessee at Will Book 124, page 14, as confirmed in an Affidavit of Inheritance (Real Estate) executed by G. Ward Lovell, Jr., of record in Book 6441, page 263, Register's Office, Davidson County, Tennessee.

And further being the same property that G. Ward Lovell, Jr., who died November 6, 1988, devised equally to his children, Gilbert W. Lovell, III, John C. Lovell, Angela L. Agee, Ellen Deathridge and Caroline Terry, in his Last Will and Testament which was probated in the Chancery Court of Robertson County, Tennessee (Case No. 10982), and a certified copy of which is of record as Instrument No. 20110804-0059950 in the Registers Office for Davidson County, Tennessee.

And further being the same property in which Angela L. Agee conveyed one-forth (1/4) of her one-fifth (1/5) interest in said property to Robert Mallory by Deed recorded in Instrument Number 20050223-0019576, said Register's Office;

And further being the same property in which Angela L. Agee conveyed one-forth (1/4) of her one-fifth (1/5) interest in said property to her brother, Gilbert W. Lovell, III, by Deed recorded in Instrument Number 20050223-0019577, said Register's Office.

And said tracts being more specifically described together as follows:
Beginning at a PK nail set at the intersection of the southerly right-of-way of Molloy Street and the westerly right-of-way of 3rd Avenue South, said point being the most northeasterly corner of the tract herein described; Thence with the westerly margin of 3rd Avenue South, South 27 Degrees 10 minutes 19 Seconds East a distance of 102.00 feet to a point; Thence with the northerly line of the Rock City Machine Co. Property of record in Deed Book 4270, page 876, Registers Office Davidson County, Tennessee, and closely following an existing building wall, South 62 Degrees 15 Minutes 46 Seconds West a distance of 162.10 feet to a point on the easterly right-of-way of Almond Street; Thence with the easterly margin of Almond Street, North 27 Degrees 06 Minutes 55 Seconds West a distance of 102.00 feet to a PK nail set at the intersection of the easterly margin of Almond Street and the southerly margin of Molloy Street; Thence with the southerly margin of Molloy Street, North 62 Degrees 15 Minutes 46 Seconds East a distance of 162.00 feet to the point of beginning, containing 16,528 square feet or 0.279 acres, more or less, according to a survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated August 12, 2011.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is improved property known as **301 3rd Avenue South, Nashville, TN 37201.**

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and binds themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this **the** 15th day of **February, 2012.**

Gilbert W. Lovell, III

Gilbert W. Lovell, III

John C. Lovell

John C. Lovell

Angela L. Agee

Ellen Deathridge

Ellen Deathridge

Caroline Terry

Caroline Terry

Robert Mallory

Robert Mallory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Gilbert W. Lovell, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John C. Lovell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Angela L. Agee**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ellen Deathridge**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Caroline Terry**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert Mallory**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,991,624.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

