BILL GARRETT, Davidson County
Trans:T20120040727 DEEDWARRSP
Recvd: 06/04/12 10:38 5 pgs
Fees:28.00 Taxes:54574.71
20120604-0048196

THIS INSTRUMENT PREPARED BY:
Joe H. Bynum, Jr., Esq.
3405 Piedmont Road, NE
Suite 175
Atlanta, Georgia 30305-4810

ADDRESS NEW OWNER:
Apple Nine Hospitality Ownership, Inc.
814 East Main Street
Richmond, VA 23219

SEND TAX BILL TO:
Same

MAP-PARCEL
Map/Parcel No.
092216043500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NP DIVISION, LLC**, a Georgia limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **APPLE NINE HOSPITALITY OWNERSHIP, INC.**, a Virginia corporation (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 31 day of May, 2012.

NP DIVISION, LLC, a Georgia limited liability company

By: Northpoint Hospitality Group Inc.
Its Sole Manager

By: _____
S. Jay Patel
Its President

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **S. Jay Patel**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Northpoint Hospitality Group Inc., the Sole Manager of NP DIVISION, LLC, the within named bargainor, a Georgia limited liability company, and that he, as such President of the Sole Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Sole Manager of the limited liability company by himself as President.

WITNESS my hand, at office, this 31 day of May, 2012.

_____
NOTARY PUBLIC

My Commission Expires:
3/17/12

JOE H BYNUM
NOTARY PUBLIC
FULTON CO., GEORGIA
MY COMMISSION EXPIRES
MARCH
17
2013

COMMONWEALTH OF VIRGINIA)
CITY OF RICHMOND)

The actual consideration or value, whichever is greater, for this transfer is $14,749,922.

Affiant

Subscribed and sworn to before me
this 29th day of May, 2012.

Notary Public
My Commission Expires: 12-31-12

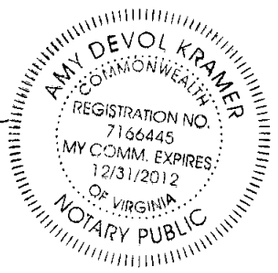


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 2 as depicted on that certain Unified Plat, Hilton Garden Inn Subdivision, dated June 29, 2010, prepared by Kevin A. Edmondson of Hart Freeland Roberts, Inc., Registered Land Surveyor No. 1515 and of record in Instrument Number 20100910-0071935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NP Division, LLC, a Georgia Limited Liability Company, by deed from NP Broadway, LLC, a Georgia limited liability company, of record in Instrument Number 20101203-0096339, and corrected by Deed of Correction in Instrument No. 20110620-0047059, Register's Office for Davidson County, Tennessee, dated November 20, 2010.

EXHIBIT B

1. Real estate taxes for 2012, a lien, not yet due and payable.

2. *Limited Easement*, of record as Instrument No. 20071113-0132707, Register's Office for Davidson County, Tennessee.

3. *Limited Easement*, of record as Instrument No. 2007113-0132706, said Register's Office.

4. *Inspection and Maintenance Agreement for Private Stormwater Management Facilities*, of record as Instrument No. 20080428-0042817, said Register's Office.

5. *Agreement for Dedication of Easement for Storm Drainage Appurtenances*, of record as Instrument No. 20080428-0046826, said Register's Office.

6. *Inspection and Maintenance Agreement for Private Stormwater Management Facilities*, of record as Instrument No. 20090805-0073351, said Register's Office.

7. *Agreement for Dedication of Easement for Storm Drainage Appurtenances*, of record as Instrument No. 20090805-0073438, said Register's Office.

8. *Declaration of Easements* dated September 27, 2010 by NP Broadway, LLC, of record as Instrument No. 20101004-0079044, said Register's Office.

9. *Restriction and Limited Easement* by NP Division, LLC in favor of Apple Nine Hospitality Ownership, Inc. dated as of May 25, 2011, of record as Instrument No. 20110526-0040504, said Register's Office.

10. Matters shown on Plat, of record as Instrument No. 20100910-0071935, said Register's Office.