BILL GARRETT, Davidson County
Trans:T20120062956 DEEDWARRSP
Recvd: 08/22/12 16:11 5 pgs
Fees:28.00 Taxes:3052.50
20120822-0075686

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
CVHC6, LLC 1728 General George Patton Drive Suite 200 Brentwood, TN 37027	same	161-277.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **American Hospitality Corporation**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CVHC6, LLC**, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved property known as 5709 Edmondson Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed

of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not 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.

Witness the execution of this Deed by the undersigned this the 22nd day of August, 2012.

AMERICAN HOSPITALITY CORPORATION

By: _____
Homayoun Aminmadani, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Homayoun Aminmadani, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of American Hospitality Corporation, the bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such President.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 22nd day of August, 2012.

RENEE WELLS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: 2-23-2016

{Legal/54836/17568/01007856.DOCX}

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $825,000.00.

Affiant

Sworn to and subscribed before me this 28th day of August, 2012.

Notary Public

My Commission Expires: 2-23-2016

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lot No. 2, 1st Revision, on the Plan of Edmondson Crossing Shopping Center, of record in Instrument No. 200002070012628, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to American Hospitality Corporation, a Tennessee corporation from Kroger Limited Partnership I, an Ohio Limited Partnership by deed of record in Instrument No. 200003070023000, in the Register's Office for Davidson County, Tennessee.

Exhibit B

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 200002070012628, in the Register's Office for Davidson County, Tennessee.

3. Restrictions contained in Deed of record in Book 10863, page 69, in the Register's Office for Davidson County, Tennessee.

4. Reciprocal Easement Agreement of record in Book 10863, page 74, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Book 11434, page 909, in the Register's Office for Davidson County, Tennessee.

6. Acknowledgement and Consent of record in Instrument No. 200101050001953, in the Register's Office for Davidson County, Tennessee.