This instrument prepared by:
King & Spalding LLP
1180 Peachtree St.
Atlanta, GA 30309

BILL GARRETT, Davidson County
Trans:T20120064330 DEEDWARRSP
Recvd: 08/28/12 11:29 6 pgs
Fees:33.00 Taxes:175824.00
20120828-0077492

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Hospitality, LLC	Nashville Hospitality, LLC	Map 93-5-2, Parcel 16
c/o JRK Investors, Inc. 11766 Wilshire Boulevard, Suite 1500	c/o JRK Investors, Inc. 11766 Wilshire Boulevard, Suite 1500	
Los Angeles, CA 90025	Los Angeles, CA 90025	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, DHG NASHVILLE LLC, a Delaware limited liability company, have this day bargained and sold, and do hereby transfer and convey unto the said NASHVILLE HOSPITALITY, LLC, a Delaware limited liability company, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Union Street, between Capitol Boulevard and Seventh Avenue North, being part of Lot Nos. 124 and 125 on the plan of the original town of Nashville, not of record and including Lot Nos. 2 and 3 on the plan of Laura E. Fite property as of record in Book 161, Page 115, R.O.D.C. and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly margin of Union Street and the westerly margin of Capitol Boulevard;

THENCE, with said westerly margin S 27 degrees 18'06" E, 356.10 feet to a point;

THENCE, leaving said margin S 62 degrees 41' 54" W, 138.82 feet to a point in the easterly margin of Seventh Avenue North;

THENCE, with said margin N 27 degrees 18'06" W, 355.21 feet to the point of intersection with the southerly margin of Union Street;

THENCE, with said southerly margin N 62 degrees 20' 54" E, 138.82 feet to the point of beginning;

Containing 49,369 square feet or 1.13 acres, more or less.

The above described property was conveyed to Davidson Hotel Partners, L.P., a Delaware limited partnership, by Deed from Wilton D. Hill of record in Book 9006, Page 750, Register's Office for Davidson County, Tennessee.

DALLAS_1\1309925\1
21478-42 12/30/2003

Being the same property conveyed to DHG Nashville LLC by Instrument No. 20040109-0004119, Register's Office for Davidson County, Tennessee.

This Deed is made and accepted expressly subject to the matters set forth in ***Exhibit A*** attached hereto and made a part hereof for all purposes.

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value whichever is greater, for this transfer is $ 47,520,000.00

Affiant _____

Subscribed and sworn to before me this the 20 *day of* August, *2012*

a. Notary Public _____

My commission expires: May 27, 2015
(Affix Seal)

*Notary stamp below

This is unimproved ☐ improved X property, known as:

623	Union Street		Nashville
(House Number)	*(Street)*	*(P.O. Address)*	*(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, subject to Exhibit A, 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.

Witness our hand this 27 *day of* August, *2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CARLA M. SEIDEL
Commission # 1938666
Notary Public - California
Los Angeles County
My Comm. Expires May 27, 2015

GRANTOR:

DHG NASHVILLE LLC, a Delaware limited liability company

By: CH Realty New NQ LLC,
a Delaware limited liability company,
its Sole Member

By: GEBAM, Inc.,
a Delaware corporation,
its Sole Member

By: _____
Name: W. Joe Elsener
Title: VP

STATE OF Texas
COUNTY OF Dallas

SWORN TO AND SUBSCRIBED BEFORE ME, by the said M. Joe Elsener, as Vice President of GEBAM, Inc., a Delaware corporation, which is the sole member of CH Realty New NQ LLC, a Delaware limited liability company, which is the sole member of DHG Nashville LLC, a Delaware limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and seal of office this 21st day of August, 2012.

MAUREEN CAMERON CHAVERS
Notary Public
STATE OF TEXAS
My Comm. Exp. May. 12, 2015

Maureen Cameron Chavers
Notary Public

My Commission Expires:

5-12-15

EXHIBIT A
TO SPECIAL WARRANTY DEED

1. Real property taxes and assessments for the year 2012 and thereafter, not yet due and payable.

2. Zoning and other regulatory laws and ordinances affecting the Property.

3. Rights and interests of tenant claiming under that certain Unrecorded Lease Agreement dated 5-1-2010 by and between DHG Nashville, L.L.C. and United Gifts Company.

4. The following matters disclosed by an ALTA/ACSM survey made by William H. Sommerville, III, dated June 27, 2012, last revised July 25, 2012, designated Survey Number 03-533-2: overhang encroachment over the right of way for Capital Boulevard.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.