Box 31-B (1)
S+R
KAB

BILL GARRETT, Davidson County
Trans: T20130009434 DEEDQC
Recvd: 02/04/13 11:54 3 pgs
Fees: 17.00 Taxes: 0.00
20130204-0011307

This Instrument Prepared By:
Sherrard & Roe PLC (MDR)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

FROM: Robert G. Schaedle, III

TO: SoBro Hotel Partners, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
SoBro Hotel Partners, LLC c/o Chartwell Hospitality, LLC 2000 Meridian Blvd., Suite 200 Franklin, TN 37067	Same	093-10-0-431

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 31st day of January, 2013.

Notary Public

DANA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 8-20-13

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert G. Schaedle, III (the "Grantor"), does hereby quitclaim, transfer and convey to SoBro Hotel Partners, LLC (the "Grantee"), all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto, incorporated herein by reference, together with any improvements thereon.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 31st day of January, 2013.

Robert G. Schaedle, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert G. Schaedle, III, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of January, 2013.

DANA MEADOWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

Notary Public

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE

My Commission Expires: 8-20-13

EXHIBIT A

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Land in the 1st Civil District of Nashville, Davidson County, Tennessee, being Lots 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 on the Plan of University Lots called College Campus, not of record, being more particularly described according to a survey dated March 12, 1997, prepared by Ragan Smith Associates, Inc., Job No. 95-172, W.O. No. 5069, as follows:

Beginning at an iron pin (set) along the back of a sidewalk at the intersection of the westerly right of way of Peabody Street (a 40 foot right of way) and the southerly right of way of Third Avenue (a 50 foot right of way); thence, With the westerly right of way of Peabody Street, South 31 deg. 55 min. 26 sec. West a distance of 162.00 feet to an iron pin (set), said iron pin begins at the intersection of the westerly right of way of Peabody Street and the northerly right of way of Almond Street (a 38 foot right of way); thence, With the northerly right of way of Almond Street, North 58 deg. 04 min. 34 sec. West a distance of 256.00 feet to an iron pin (set), said iron pin being southeast property corner of Ching I. Wang and Min Huang Wang, his wife, of record in Book 7379, page 517, Register's Office for Davidson County, Tennessee; thence, Leaving said right of way with the easterly line of Wang's tract, North 31 deg. 55 min. 26 sec. East a distance of 162.00 feet to an iron pin (set) along the back of a sidewalk in the southerly right of way of Third Avenue; thence, With the southerly right of way of Third Avenue, South 58 deg. 04 min. 34 sec. East a distance of 256.00 feet to the point of beginning, and containing 41,471 square feet, or 0.952 acres, more or less.

Being the same property conveyed to Robert G. Schaedle, III by deed from Clayton Bank and Trust, by Deed of record as Instrument No. 20120530-0046802, Register's Office for Davidson County, Tennessee.