FROM: CRP/CARDEL NASHVILLE AIRPORT HOTEL, L.L.C. a Delaware limited liability company

TO: GARRISON NASHVILLE HOTEL PROPCO LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
c/o Garrison Investment Group LP	Same	
1290 Avenue of the Americas, Suite 914		Map: 108-1
New York, New York 10104		Parcel: 77

THIS INSTRUMENT PREPARED BY:

Justin W. Leach, Esq.
Waller Lansden Dorth & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20140072403 DEEDWARRSP
Recvd: 09/26/14 12:51 4 pgs
Fees:23.00 Taxes:57350.00

20140926-0088866

STATE OF Washington,
COUNTY OF ~~District of Columbia~~)

The actual consideration or value, whichever is greater, for this transfer is $ 15,500,000.

Affiant (George Ruhlen, as Vice President of Grantor)

Subscribed and sworn to before me, this the 23 day of September, 2014

Notary Public STACY M. ROSENTHAL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Comm. Expires: My Commission Expires October 14, 2016

STACY M. ROSENTHAL NOTARY PUBLIC EXP. 10-14-16 DISTRICT OF COLUMBIA

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CRP/CARDEL NASHVILLE AIRPORT HOTEL, L.L.C.**, a Delaware limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **GARRISON NASHVILLE HOTEL PROPCO, LLC**, a Delaware limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B (the "**Permitted Exceptions**").

This is improved property located at 1111 Airport Center Drive, Nashville, Tennessee 37214.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Exceptions), but not further or otherwise. 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 its hand this 25th day of September, 2014.

CRP/CARDEL NASHVILLE AIRPORT HOTEL, L.L.C.,
a Delaware limited liability company

By: _____
Name: George Ruhlen
Title: Vice President

STATE OF Washington,)
COUNTY OF District of Columbia)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Ruhlen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a Vice President of CRP/CARDEL NASHVILLE AIRPORT HOTEL, L.L.C., the within named bargainor, a Delaware limited liability company, and that George Ruhlen as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of CRP/CARDEL NASHVILLE AIRPORT HOTEL, L.L.C. by George Ruhlen as Vice President.

Witness my hand and seal, at office in 1001 PENNSYLVANIA AVENUE, NW SUITE 220, SOUTH WASHINGTON, DC 20004, this 23 day of September, 2014.

_____
NOTARY PUBLIC

My Commission Expires STACY M. ROSENTHAL NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires October 14, 2016

STACY M. ROSENTHAL NOTARY PUBLIC EXP. 10-14-16 DISTRICT OF COLUMBIA

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL I:

Being a parcel of land located in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the Easterly margin of Airport Center Drive, and being Lot No. 9 on the recorded Subdivision Plat entitled Re-subdivision of a re-subdivision of Lot 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 670, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument in the East right of way of Airport Center Drive, said monument being the Northwest Corner of Lot No. 19 as shown on the recorded plat of Metro Airport Center Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said right-of-way of Airport Center Drive and a curve to the left 40.78 feet to a p.k. nail, said curve having a central angle of 38° 56' 31", a radius of 60.00 feet to a tangent of 21.21 feet and a chord of N 21° 41' 48" W, 40.00 feet;

Thence, continuing with said right-of-way and a curve to the right 76.98 feet to an existing iron pin, said curve having a central angle of 88° 12' 45", a radius of 50.00 feet, a tangent of 48.46 feet and a chord of N 02° 56' 20" E. 69.60 feet;

Thence N 47° 02' 42" E, 274.68 feet to an existing iron pin;

Thence, with said right-of-way and a curve to the left 42.50 feet to an existing iron pin in the Southwest corner of the lot entitled "Tract A" as recorded on the Re-subdivision of Lot No. 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 445, R.O.D.C., said curve having a central angle of 04° 35' 40" a radius of 530.00 feet, a tangent of 21.26 feet and a chord of N 44° 44' 52" E, 42.49 feet;

Thence, leaving said right of way with the southerly line of "Tract A" S 82° 27' 11" E, 419.56 feet to an existing iron pin in the Southeast corner of said "Tract A";

Thence, leaving said "Tract A" with the westerly boundary of property conveyed to Nashville Hotel Associates, Ltd., of record in Book 10994, Page 587, R.O.D.C. the following calls;

S 15° 27' 43" E, 0.63, feet to an existing iron pin;
S 06° 58' 29" E, 105.00, feet to an existing iron pin
S 01° 05' 24" E, 51.09, feet to an existing iron pin
S 06° 11' 46" W, 50.16, feet to an existing iron pin
S 10° 46' 12" W, 50.00, feet to an existing iron pin
S 22° 37' 47" W, 51.09, feet to an existing iron pin
S 31° 48' 09" W, 144.57, feet to an existing iron pin in the Northeast corner of Lot No. 19A of the recorded subdivision plat of Metro Airport Center, Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said northerly boundary of Lot Nos. 19 and 19A, N 82° 28' 13" West, 461.40 feet to an existing iron pin;

Thence N 40° 27' 37" W, 125.58 feet to the point of beginning.

Containing 244,275 square feet or 5.61 acres more or less.

Being the same property conveyed to CRP/Cardel Nashville Airport Hotel, LLC, a Delaware limited liability company by deed from Nashville Hotel Investment, LLC, a Delaware limited liability company and Nashville Polaris Investment, LLC, a North Carolina limited liability company of record in Instrument No. 20070212-0017786, Register's Office of Davidson County, Tennessee.

PARCEL II:

Together with the easement in and to the Common Area as set out in Article III, Section 1 of the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, page 870, Register's Office for Davidson County, Tennessee.

Tax ID No.: 10801007700

Address: 1111 Airport Center Drive, Nashville, Tennessee 37214

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession, as hotel guests only, not shown by the public records.

2. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

3. Taxes for the year 2014 a lien, not yet due and payable.

4. All matters as shown on Survey No. 31376-03, prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated September 2, 2014, including the following:

   a. encroachment of transformer over the Northeast property line.

   b. location of sanitary sewer lines, sanitary sewer, manholes, water valves, water lines, water vault, catch basin, double catch basins, flood lights, reinforced concrete pipes, transformer, power manholes, satellite post and underground telephone riser.

5. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Metro Airport Center, as recorded in Plat Book 6200, Page 670, including a 10' Public Utility and Drainage Easement and a Public Utility Overhang Easement, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6477, Page 870, in the Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants at Record Book 4339, Page 881, in the Register's Office of Davidson County, Tennessee.

8. Cable Easement of record in Instrument No. 20121114-0104721, in the Register's Office for Davidson County, Tennessee.

9. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.