BILL GARRETT, Davidson County
Trans:T20140081271 DEEDWARRSP
Recvd: 10/28/14 15:17 6 pgs
Fees:33.00 Taxes:6221.40
20141028-0099515

This instrument was prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

New Owner's Address	Send Tax Bills To:	Map Parcel Nos.:
c/o The Shidler Group Davis Pacific Center 841 Bishop Street, Suite 1700 Honolulu, Hawaii 96813	c/o The Shidler Group Davis Pacific Center 841 Bishop Street, Suite 1700 Honolulu, Hawaii 96813	092-15-0-074.00

Property address:
2330 Elliston Place
Nashville, TN 37203

SPECIAL WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Judy P. Rogers, Trustee of the King W. Rogers, III 2012 Family Trust**, as to an undivided Nine 697/1000 Percent (9.697%) interest as tenants in common, and **Barton H. Harrison, Trustee of the Joseph L. and Madelon J. Harrison 1969 Trust**, as to an undivided Nine 697/1000 Percent (9.697%) interest as tenants in common (collectively "Grantors"), do hereby sell, transfer and convey unto **Terra Hospitality Trust – Elliston, LLC**, a Delaware limited liability company, certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said property together with together with all rights (including without limitation all air rights, mineral rights and development rights), alleys, streets, strips, gores, waters, privileges, appurtenances, advantages and easements belonging thereto or in any way appertaining thereto unto **Terra Hospitality Trust – Elliston, LLC**, a Delaware limited liability company, its successors and assigns, forever in fee simple, but excluding all improvements and fixtures located thereon.

The property is improved real property located at 2330 Elliston Place, Nashville, Tennessee.

Grantors covenant and bind themselves, their successors and assigns, that they are lawfully seized and possessed of said property; that they have full power and lawful authority to sell and convey same; and the Grantors will forever warrant and defend the title to the property herein conveyed against all persons lawfully claiming the same from, through or under them, but not otherwise, subject, however, to the matters set forth on Exhibit "B".

[The Remainder of This Page Is Intentionally Left Blank]

IN WITNESS WHEREOF, Grantors have executed this conveyance this 22nd day of October, 2014.

Judy P. Rogers, Trustee

Judy P. Rogers, Trustee of the King W. Rogers, III 2012 Family Trust

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy P. Rogers, with whom I am personally acquainted, and who acknowledged that she is the Trustee of the King W. Rogers, III 2012 Family Trust, and who further acknowledged that she is authorized to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 22nd day of October, 2014.

Lissa W. Allen

Notary Public

[Affix Notarial Seal]

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2018

My commission expires:

_____

Barton H. Harrison, Trustee

Barton H. Harrison, Trustee of the Joseph L. and Madelon J. Harrison 1969 Trust

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barton H. Harrison, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Joseph L. and Madelon J. Harrison 1969 Trust, and who further acknowledged that he is authorized to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of October, 2014.

Lissa W. Allen
Notary Public

[Affix Notarial Seal]

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

My commission expires:

_____

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value for this transfer is $1,681,460.

Affiant

Sworn to and subscribed before me on this 27 day of October, 2014.

Notary Public

My Commission Expires:

9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain plot, piece or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

A tract of land in the 21st Council District, Davidson County, Tennessee. Being Lot 1 of the Final Plat of West End Partnership as recorded in Instrument No. 20070821-0100087, (RODC) Register's Office Davidson County, Tennessee. Being bounded on the north by the southern right-of-way (ROW) of Brandau Place (50' ROW), on the east by Lot 2 of said Plat, on the south by the northern (ROW) of Elliston Place (ROW varies) and on the west by the eastern (ROW) of 24th Avenue North (50' ROW). Tract being described as follows:

POINT OF BEGINNING being a found iron rod with "Littlejohn" cap, said iron rod being the common corner of Lots 1 and 2 of said Plat and lying on the northern (ROW) of Elliston Place (ROW varies); thence with said (ROW) of Elliston Place South 41° 49' 54" West 117.31 feet to a found iron rod with "Littlejohn" cap; thence South 44° 48' 23" West 106.44 feet to a found iron rod with "Littlejohn" cap at the northeastern corner of the intersection of Elliston Place and 24th Avenue North; thence leaving said (ROW) with a curve to the right having an interior angle of 104° 19' 12", a radius of 25.00 feet, a tangent of 32.18 feet, a length of 45.52 feet and a chord bearing and distance of North 83° 02' 01" West 39.49 feet to a found iron rod with "Littlejohn" cap lying on the eastern (ROW) of 24th Avenue North; thence with said (ROW) North 30° 52' 25" West 399.31 feet to a found iron rod with "Littlejohn" cap at the southeastern corner of the intersection of 24th Avenue North and Brandau Place; thence with a curve to the right having an interior angle of 89° 52' 42", a radius of 25.00 feet; a tangent of 24.95 feet, a length of 39.22 feet and a chord bearing and distance of North 14° 03' 56" East 35.32 feet to a found iron rod with "Littlejohn" cap on the southern (ROW) of Brandau Place; thence with said (ROW) North 59° 00' 17" East 220.55 feet to a found iron rod with "Littlejohn" cap being the common corner of Lots 1 and 2 of said Plat; thence leaving said (ROW) with the common line of Lot 2 of said Plat South 30° 59' 43" East 387.80 feet to the beginning.

Being the same property conveyed to Judy P. Rogers, Trustee of the King W. Rogers, III 2012 Family Trust, as to an undivided Nine 697/100 Percent (9.697%) interest as tenants in common, and Barton H. Harrison, Trustee of the Joseph L. and Madelon J, Harrison 1969 Trust, as to an undivided Nine 697/1000 Percent (9.697%) interest as tenants in common by quitclaim deed from CHS Elliston Place, LLC, of record in Instrument No. 20141028-0099513, said Register's Office.

Excepting therefrom all buildings and improvements located on the aforementioned land.

EXHIBIT "B"

1. Taxes for the year 2015 and future years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee.

3. Subject to an alley closing and any easement(s) retained in Ordinance No. 67-224, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

4. Subject to an alley closing and any easement(s) retained in Ordinance No. 085-956, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.