BILL GARRETT, Davidson County
Trans:T20140081271 DEEDWARRSP
Recvd: 10/28/14 15:18 5 pgs
Fees:28.00 Taxes:27826.00
20141028-0099516

New Owner's Address

c/o The Shidler Group
Davis Pacific Center
841 Bishop Street, Suite 1700
Honolulu, Hawaii 96813

Send Tax Bills To:

c/o The Shidler Group
Davis Pacific Center
841 Bishop Street, Suite 1700
Honolulu, Hawaii 96813

Map Parcel Nos.:

092-16-0-109.00

Property address:
1919 West End Avenue
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, **CHS WEST END, LLC**, a Delaware limited liability company ("Grantor"), does hereby sell, transfer and convey unto **TERRA HOSPITALITY TRUST – VANDERBILT, LLC**, a Delaware limited liability company, as to an undivided eighty and 606/1000 percent (80.606%) interest in 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 – VANDERBILT, 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 1919 West End Boulevard, Nashville, Tennessee.

Grantor covenants and binds itself, its successors and assigns, that it is lawfully seized and possessed of said property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the property herein conveyed against all persons lawfully claiming the same from, through or under it, 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, Grantor has executed this conveyance this 27th day of October, 2014.

CHS WEST END, LLC, a Delaware limited liability company

By: CHS NASHVILLE HOTEL PARTNERS, LLC, a Delaware limited liability company, Sole Member

By: _____
Robert G. Schaedle, III
Manager

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Dawnelle B. Smith, of the state and county aforesaid, personally appeared Robert G. Schaedle, III, 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 Manager of CHS Nashville Hotel Partners, LLC, in its capacity as sole member of **CHS WEST END, LLC**, a Delaware limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said CHS Nashville Hotel Partners, LLC, in its capacity as sole member of **CHS WEST END, LLC**.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of October, 2014.

_____
Notary Public

[Affix Notarial Seal]

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE

My commission expires:

_____

THIS INSTRUMENT PREPARED AND AFTER RECORDING RETURN TO:

Arent Fox LLP
1717 K Street NW
Washington, DC 20036
Attention: Kimberly A. Wachen, Esq.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value for this transfer is $7,520,540.

Affiant

Sworn to and subscribed before me on this 24th day of October, 2014.

Notary Public

My Commission Expires:

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE

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 19th Council District, Nashville, Davidson County, Tennessee.

Being Lots 1 through 6, 17, 18 and a portion of 19, 32, and 33 on the map of John H. Williams First Subdivision of the Boyd Home Tract, recorded in Book 57, Page 154, Register's Office Davidson County, Tennessee (RODC). Being bounded on the north by West End Avenue (a 90 foot right of way) (ROW), on the east by Lyle Street (a 40 foot ROW), on the south by Alley 386 (a 15 foot ROW) and by Lot 31 of said John H. Williams First Subdivision of the Boyd Home Tract, also being the Fred Voncolln tract as recorded in Book 8022, Page 474, and on the east by 20th Avenue South (a 50 foot ROW). Tract being described as follows:

POINT OF BEGINNING being a found iron rod with "Littlejohn" cap at the southwestern intersection of the southern ROW of West End Avenue and the western ROW of Lyle Street, being the northeastern corner of the herein described tract; thence along the western ROW of said Lyle Street South 30° 44' 55" East 296.57 feet to a found iron rod with "Littlejohn" cap at the northern ROW line of a 15 foot Alley; thence leaving said western ROW with the northern line of said Alley ROW South 59° 20' 22" West 124.08 feet to a found iron rod with "Littlejohn" cap; thence leaving said Alley ROW North 30° 43' 15" West 35.00 feet to a found iron rod with "Littlejohn" cap; thence South 59° 22' 32" West 155.52 feet to an iron rod (old) with a "Cherry" cap on the eastern ROW of 20th Avenue South and being the southwestern corner of the herein described tract; thence with the eastern ROW of said 20th Avenue South North 30° 48' 50" West 261.57 feet to a found iron rod with "Littlejohn" cap on the southern ROW of said West End Avenue and being the northwestern corner of the herein described tract; thence with the southern ROW of said West End Avenue North 59° 21' 33" East 279.88 feet to the point of beginning.

Being the same property conveyed to CHS WEST END, LLC, A DELAWARE LIMITED LIABILITY COMPANY by special warranty deed from WEST END PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20101223-0102291, and by quitclaim deed of record in Instrument No. 20101223-0102292, dated December 22, 2010, 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.