BILL GARRETT, Davidson County
Trans:T20140081271 DEEDWARRSP
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Fees:33.00 Taxes:17008.28
20141028-0099518

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 Capstone Development, LLC 1200 G Street, NW, Suite 800 Washington, DC 20005	c/o Capstone Development, LLC 1200 G Street, NW, Suite 800 Washington, DC 20005	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, **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 **1919 West End, LLC**, a Delaware limited liability company, all that certain building known as Hampton Inn/Vanderbilt (the "Building"), located on the land described on Exhibit "A" attached hereto and made a part hereof (the "Land"), and all other improvements including, without limitation, all structures, buildings, conduits, pipelines, fixtures and equipment (collectively, the "Improvements"), if any, owned by Grantors and attached to and used in connection with the Building. This conveyance is of the Building and Improvements only and nothing herein contained shall be deemed to convey any interest in the Land upon which the Building and Improvements are located.

TO HAVE AND TO HOLD said Building and Improvements unto **1919 West End, LLC**, a Delaware limited liability company, its successors and assigns, forever in fee simple.

The Buildings and Improvements are located on the Land at 1919 West End Boulevard, 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 8, 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 $4,596,833.00.

Affiant

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

Brandy Gomaz
Notary Public

My Commission Expires:

9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

All buildings and improvements situated on the follow described land:

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 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 West End, LLC, of record in Instrument No. 20141028-0099512, said Register's Office.

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 Instrument No. 20070821-0100087, said Register's Office.

3. Encroachment Agreement of record in Instrument No. 20101223-0102309, amended and restated in Instrument No. 20101230-0104024, said Register's Office.