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	092-15-0-074.00

BILL GARRETT, Davidson County
Trans:T20140081271 DEEDWARRSP
Recvd: 10/28/14 15:21 6 pgs
Fees:33.00 Taxes:15813.74
20141028-0099519

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 **2330 Elliston, LLC**, a Delaware limited liability company, all that certain building known as Hampton Inn & Suites/Elliston Place (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 **2330 Elliston, LLC**, a Delaware limited liability company, its successors and assigns, forever in fee simple.

The Buildings and Improvements are located on the Land 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 6, 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 $4,273,983.00.

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 buildings and improvements situated on the follow described land:

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.

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.