New Owner's Address

c/o Capstone Development, LLC
1200 G Street, NW, Suite 800
Washington, DC 20005

Send Tax Bills To:

c/o Capstone Development, LLC
1200 G Street, NW, Suite 800
Washington, DC 20005

Map Parcel Nos.:

092-16-0-109.00

BILL GARRETT, Davidson County
Trans:T20140081271 DEEDWARRSP
Recvd: 10/28/14 15:21 5 pgs
Fees:28.00 Taxes:70690.39
20141028-0099520

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 **1919 WEST END, LLC**, a Delaware limited liability company, as to an undivided eighty and 606/1000 percent (80.606%) interest in 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 Grantor 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.

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 27 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 $19,105,511.00.

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 only, situated on the following 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 an iron rod (new) 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 an iron rod (new) 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 an iron rod (new); thence leaving said Alley ROW North 30° 43' 15" West 35.00 feet to a iron rod (new); 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 an iron rod (new) 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.

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.