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.:

092-15-0-074.00

BILL GARRETT, Davidson County
Trans:T20140081271 DEEDWARRSP
Recvd: 10/28/14 15:22 5 pgs
Fees:28.00 Taxes:65725.59
20141028-0099521

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, **CHS ELLISTON PLACE, LLC**, a Delaware limited liability company ("Grantor"), does hereby sell, transfer and convey unto **2330 ELLISTON, 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 & 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 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 **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

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 ELLISTON PLACE, 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 ELLISTON PLACE, 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 ELLISTON PLACE, 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 $17,763,673.00.

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 CHS ELLISTON PLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY by special warranty deed from WEST END PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20101223-0102304 and by quitclaim deed of record in Instrument No. 20101223-0102305, dated December 12, 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 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.