Davidson County DEEDWARRSP
Recvd: 11/20/14 14:56 7 pgs
Fees:38.00 Taxes:69263.46
20141120-0107128

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2711 North Haskell Avenue, Suite 1700, Dallas, Texas 75204 Attention: Legal Department	160-00-0-208	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BRE/AMERISUITES PROPERTIES L.L.C., a Delaware limited liability company, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to LSREF3/AH Chicago, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all non-delinquent taxes and assessments; all matters of record; any matters which could be ascertained by a proper inspection or survey of such real property; and all applicable zoning and other land use laws, rules and regulations.

This is improved property, known as 202 Summit View Drive, Brentwood, TN.

TO HAVE AND TO HOLD the Property, with all privileges, tenements, improvements, buildings, easements, appurtenances, estate, title, and interest thereto and all right, title and interest of Grantor in and to any and all roads, alleys and rights-of-way bounding said Property, and all transferable development rights or other entitlements, if any, belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF ILLINOIS

COUNTY OF COOK

I, Kristy Pearson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stephen Sokal, personally known to me to be the Vice President of BRE/AMERISUITES PROPERTIES L.L.C., a limited liability company of the State of Delaware whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such _____ he signed and delivered the said instrument as _____ of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

The actual consideration or value, whichever is greater, for this transfer is $ 18,719,855.00.

GIVEN under my hand and Notarial Seal, this 10th day of November, 2014.

Kristy Pearson
Notary Public

My Commission Expires: 12/30/17

OFFICIAL SEAL
KRISTY PEARSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/30/17

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of November, 2014.

BRE/AMERISUITES PROPERTIES L.L.C.,
a Delaware limited liability company

By: _____
Name: Stephen M Sokal
Its: Vice President

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Kristy Pearson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stephen M. Sokal, personally known to me to be the Vice President of BRE/AMERISUITES PROPERTIES L.L.C., a Delaware limited liability company, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such Vice President he signed and delivered the said instrument as Vice President of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 6th day of November, 2014.

Notary Public Kristy Pearson

My Commission Expires: 12/30/17

OFFICIAL SEAL
KRISTY PEARSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/30/17

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,719,855.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark Lee

Affiant

Subscribed and sworn to before me this 20th day of November, 2014.

Michele M. Clark

Notary Public

My Commission Expires: 7-16-2017

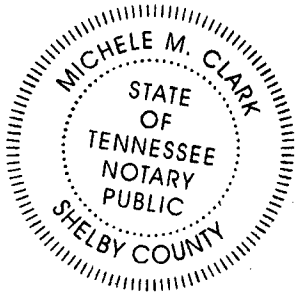


EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Brentwood, County of Davidson, State of Tennessee, described as follows:

Tract One – Fee Property

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located on the southerly side of Old Hickory Boulevard, between Interstate 65 and Stone Brook Drive being Lot No. 2, as shown on the plan of Section 2 and Resubdivision Section 1, The Summit, as of record in Book 7900, Page 2, Register's Office of Davidson County, Tennessee, and being more particularly described as follows according to a survey of Wendell H. Talley, Sr. (Tennessee No. 785) of Barge, Waggoner, Sumner and Cannon dated June 24, 1992, last revised August 18, 1992 (File No. 4531-11);

BEGIN at a concrete monument in the westerly right-of-way line of Stone Brook Drive, said monument being northerly 140 feet more or less from the centerline, as extended, of Fox Ridge Drive;

THENCE, leaving said right-of-way line with the common line between Lot Nos. 1 and 3 as shown on said plan of The Summit the following calls: N 65° 24' 34" E 150.09 feet to a concrete monument; N 20° 30' 00" W 118.55 feet to an iron pin; with a curve to the left 272.90 feet to an iron pin, the true point of beginning of the herein described parcel, said curve having a central angle of 39° 35' 07", a radius of 395.00 feet, a tangent of 142.15 feet and a chord of N 40° 17' 35" E 267.51 feet;

THENCE, with the northerly line of said Lot No. 3, with a curve to the left 140.00 feet to an iron pin, said curve having a central angle of 20° 18' 27", a radius of 395.00 feet, a tangent of 70.74 feet and a chord of N 70° 17' 14' 22" W 139.27 feet;

THENCE, leaving said line with a common line to Lot No. 1 as shown on said plan of The Summit, N 39° 20' 33" W 303.03 feet to an iron pin;

THENCE, continuing with said common line with a curve to the right 545.00 feet to an iron pin, said curve having central angle of 46° 15' 40", a radius of 675.00 feet, a tangent of 288.34 feet and a chord of N 80° 37' 02" E 530.32 feet;

THENCE, continuing with said line with a curve to the right 10.43 feet to an iron pin, said curve having a central angle of 02° 17' 58", a radius of 260.00 feet, a tangent of 5.22 feet and a chord of S 75° 06' 09" E 10.43 feet;

THENCE, continuing with said line S 29° 54' 50" W 421.35 feet to the point of beginning.

Containing 119.326 square feet or 2.74 acres more or less.

Being the same property conveyed to BRE/AmeriSuites Properties L.L.C., a Delaware limited liability company, from Prime Hospitality L.L.C., a Delaware limited liability company (f/k/a BREP IV Hotels Acquisition L.L.C., a Delaware limited liability company, successor by merger to Prime Hospitality Corp., a Delaware corporation, successor by merger to Suites of America, Inc., a Delaware corporation), by deed of record in Instrument No. 20041115-0136967, Register's Office of Davidson County, Tennessee.

PROPERTY ADDRESS: 202 SUMMIT VIEW DRIVE

Tract Two – Easements

The twenty (20) foot public drainage easement, access easements, slope easements and public utility easements as set forth on the Plat of Section 2 and Resubdivision Section 1 The Summit, of record in Book 7900, page 2, Register's Office for Davidson County, Tennessee , and as set forth in Deed of record in Book 7980, page 608, said Register's Office.

Being the remaining property conveyed to Fairfield Development III, Inc. from Sutie Mark Tennessee Development, Inc., by deed of record in Book 8194, page 184, Register's Office for Davidson County, Tennessee.

APN: 160-00-0-208

IMPROVED PROPERTY

True Copy Certification

I, Mark Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Mark Lee

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Michele M. Clark, a notary public for this county and state, Mark Lee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michele M. Clark

Notary's Signature

My Commission Expires: 7-16-2017

Notary Seal:

