Davidson County DEEDWARRSP
Recvd: 12/15/14 13:11 7 pgs
Fees:38.00 Taxes:103415.80
20141215-0114488

After Recording, Mail To:

First American Title Insurance Company
Attention: Tina L. Winter
30 North LaSalle Street, Suite 2700
Chicago, Illinois 60602

1 of 4
NCS673413-49

SPACE ABOVE FOR RECORDER'S USE ONLY

Special Warranty Deed

THIS INSTRUMENT PREPARED BY AND UPON RECORDING MAIL TO:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, Illinois 60611
Attn: Zonia Medina

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OWNER/RESPONSIBLE TAXPAYER:
IHP Orchard Hotels Nashville, L.L.C.
c/o Chatham Lodging, L.P.
50 Cocoanut Row, Suite 211
Palm Beach, FL 33480

Source of Grantor's Title:
Deed recorded as Instrument No. 20080114-0004101, in the Davidson County Register's Office

Map Parcel No. 95-11-199

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,950,222.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of November, 2014.

Notary Public

My commission expires: 03/03/16

[AFFIX NOTARY SEAL]

"OFFICIAL SEAL"
TERESA ZINGA
Notary Public, State of Illinois
My Commission Expires 03/03/2016

SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of November 4, 2014, to be effective as of November 17, 2014, by and between **IA ORCHARD HOTELS NASHVILLE, L.L.C.**, a Delaware limited liability company (the "Grantor"), and **IHP NASHVILLE (TN) OWNER, LLC**, a Delaware limited liability company (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

SITUATE in District No. — of Davidson County, Tennessee, without the corporate limits of the City of Nashville, Tennessee, and being more particularly bounded and described as shown on Exhibit A attached hereto (the "Property").

This is improved property known as 2300 Elm Hill Pike Nashville, TN 37214-5118.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not otherwise. This conveyance is made expressly subject to (i) taxes and assessments, a lien not yet delinquent, (ii) all liens, encumbrances, reservations, restrictions, conditions, covenants, obligations, liabilities, rights-of-way, easements and other matters of record, and (iii) all matters which would be revealed or disclosed by an accurate survey or physical inspection of the Property conveyed hereby.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this instrument the date first above written.

GRANTOR:

IA ORCHARD HOTELS NASHVILLE, L.L.C.,
a Delaware limited liability company

By: IA Orchard Hotels, Inc., a Delaware corporation,
its sole member

By: _____
Name:
Title:

Jack Potts
Treasurer

State of Illinois
County of DuPage

This instrument was acknowledged before me on ~~October~~ November 4th, 2014 by Jack Potts as Treasurer of IA Orchard Hotels, Inc., a Delaware corporation, the sole member of IA Orchard Hotels Nashville, L.L.C., a Delaware limited liability company.

(Signature of Notary Public)
Commission Expires 03-03-16

(Seal)

"OFFICIAL SEAL"
TERESA ZINGA
Notary Public, State of Illinois
My Commission Expires 03/03/2016

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Atrium Way, Phase One, as shown on plat of record in Plat Book 6250, page 84, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Grantor by Quitclaim Deed dated December 17, 2007 of record in Instrument No. 20080114-0004101, in the Davidson County Register's Office.

True Copy Certification

I, Katherine Hahm, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Katherine Hahm
Signature

State of Illinois

County of Cook

Personally appeared before me, Tina Winter a notary public for this county and state, Katherine Hahm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina L. Winter
Notary's Signature

My Commission Expires: 10/7/16
Notary' Seal (if on paper)

TINA L. WINTER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 07, 2016