QUITCLAIM DEED

FROM: CH Bedford Hotel Partners Member, LLC

This instrument was prepared by:
Michael D. Roberts
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

TO: CH Bedford Hotel Partners, LLC

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
CH Bedford Hotel Partners, LLC Attn: Robert G. Schaedle 2000 Meridian Blvd., Suite 200 Franklin, Tennessee 37067	Same	11710011100 11710011000 11710010900

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 10th day of April, 2015.

Notary Public

My Commission Expires:

NOTARY PUBLIC
~~Dawnelle B.~~ Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, CH Bedford Hotel Partners Member, LLC (the "Grantor"), does hereby quitclaim unto CH Bedford Hotel Partners, LLC (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest, in and to certain tracts or parcels of land in Davidson County, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with any improvements thereon.

(Remainder of Page Intentionally Left Blank)

BILL GARRETT, Davidson County
Trans:T20150031190 DEEDQC
Recvd: 04/24/15 10:39 3 pgs
Fees:17.00 Taxes:0.00
20150424-0036831

Executed effective the 10th day of April, 2015.

GRANTOR: CH Bedford Hotel Partners Member, LLC

By: _____
Robert G. Schaedle, III, Manager

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Glenda S. Keller, a Notary Public in and for the County and State aforesaid, personally appeared Robert G. Schaedle 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 CH Bedford Hotel Partners Member, LLC, a limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Franklin, Tennessee, this 10th day of _____, 2015.

_____
Notary Public

My Commission Expires: 11-15-15

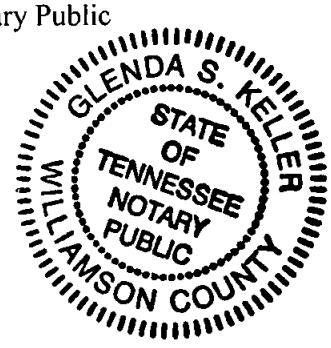


EXHIBIT A

Property Description

A tract of land in the 25th Council District, Davidson County Tennessee. Tract being Lot 1 of the Chartwell Hospitality Final Plat as recorded in I.N. 201305150048989, Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the north by Lot 14 of the Plan of Hillsboro Views Development Company's Subdivision, Block C, as recorded in Book 974, page 64 and by Lot 1 Plan of Crestmoor Subdivision as recorded in Inst. 200607260090336 RODC, on the east by lots 34 and 35 of said Plan of Hillsboro Views Development Company's Subdivision, Block C, on the south by Lot 4 of the Final Plat of Bedford Avenue Subdivision, Phase 2 as recorded in Inst. 200509290116962 RODC and on the west by Bedford Avenue (a 50' Public Right of Way) (ROW). Tract being described as follows:

Point of beginning being iron rod new on the eastern ROW of said Bedford Avenue and being the common corner of said Lot 14; thence along the common line of said Lots 1 and 14 South 66°15'55" East 187.00 feet to an iron rod new; thence leaving said common line with the common line of said Lots 34 and 35 South 23°21'46" West 224.41 feet to a 1/2" iron rod old; thence leaving said common line with the common line of said Lot 4 and Lot 17 North 66°29'52" West 186.67 feet to a scribed "x" in concrete on the eastern ROW of said Bedford Avenue; thence along said ROW North 23°16'46" East 225.17 feet to the point of beginning.

Containing 41,998 square feet or 0.96 acres.

Being the same property conveyed to CH BEDFORD HOTEL PARTNERS, LLC, by deed from RENAISSANCE DEVELOPMENT GROUP, LLC, of record as Instrument No. 20120531-0047303, Register's Office for Davidson County, Tennessee. CH BEDFORD HOTEL PARTNERS, LLC having changed its name to CH BEDFORD HOTEL PARTNERS MEMBER, LLC, as evidenced by Instrument No. 20150423-0036597, Register's Office for Davidson County, Tennessee.