SPECIAL WARRANTY DEED

FROM:

FMW RRI NC LLC, a Delaware limited liability company, Grantor

TO:

BW RRI I LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:

Warren H. Wild, Jr.

Stites & Harbison, PLLC

401 Commerce Street, Suite 800

Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150038759 DEEDWARRSP
Recvd: 05/19/15 10:33 6 pgs
Fees:33.00 Taxes:24995.88
20150519-0046008

Address New Owner(s):

BW RRI I LLC

5847 San Felipe, Suite 4650

Houston, Texas 77057

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

BW RRI I LLC

5847 San Felipe, Suite 4650

Houston, Texas 77057

Map-Parcel Number:

Map 108-10, Parcels 4 and 8

STATE OF TEXAS)

COUNTY OF HARRIS)

The actual consideration or value, whichever is greater, for this transfer is Six Million Seven Hundred Fifty Five Thousand Six Hundred Forty Two and No/100 Dollars ($6,755,642.00).

An agent of BW RRI I LLC, Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of May, 2015.

DAWN A BEBELL
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 29, 2019

My Commission Expires:

Dawn A. Bebell
Notary Public

15079826_3

TN-80

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), the receipt and sufficiency of which are hereby acknowledged, FMW RRI NC LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto BW RRI I LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"; and together with the other real property described herein, the "Property"), subject to all (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, (iii) all matters which would be revealed or disclosed by an accurate survey or physical inspection of the property conveyed hereby, and (iv) applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject. The Property includes (A) all buildings, structures and other improvements located on or affixed to the Land and all fixtures on the Land which constitute real property, and (B) with respect to such Property: all of Grantor's right, title and interest, if any, in and to all appurtenant easements and any other rights and interests appurtenant thereto, including, without limitation, (i) easements and rights of way, (ii) rights in and to Land underlying adjacent highways, streets and other public rights of way and rights of access thereto, (iii) rights in and to strips and gores of land within or adjoining any such tract or parcel, (iv) air rights, excess floor area rights and other transferable development rights belonging to or useable with respect to any such parcel, (v) rights to utility connections and hook ups, (vi) water rights, (vii) riparian rights, (viii) minerals, oils, gas and other hydrocarbon substances on and under the Land and all development and water rights relating to the Land and (ix) subject to the limitations herein, all right, title and interest of Grantor in and to any unpaid award or payment which may hereafter be payable in respect of any taking by condemnation that occurs after the date hereof and all right, title and interest of Grantor in and to any unpaid award for damage to the land that occurs after the date hereof, however expressly excluding Grantor's right title and interest in and to any unpaid award or payment which may now or hereafter be payable.

The Property is improved property known as 510 Claridge Drive, Nashville, Davidson County, Tennessee.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor further covenants and binds Grantor, its, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Encumbrances), but not further or otherwise.

Dated as of this 8th day of May, 2015.

FMW RRI NC LLC, a Delaware limited liability company

By:_____
Name: Scott R. Leitman
Title: Vice President

State of New York)
)
County of New York)

On this the 1st day of May, 2015, before me, a Notary Public in and for the State and County aforesaid, personally appeared SCOTT R. LEITMAN, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the VICE PRESIDENT (or other officer authorized to execute this instrument) of FMW RRI NC LLC, a Delaware limited liability company, the within named bargainor (Grantor), and that he/she as such VICE PRESIDENT, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said limited liability company by himself/herself as such VICE PRESIDENT.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature Lauren P Schmauch (Seal)

LAUREN P. SCHMAUCH
NOTARY PUBLIC, State of New York
No. 01SC5031836
Qualified in Queens County
Commission Expires 8/15/2018

15079826
(Nashville)

EXHIBIT A

Legal Description

EXHIBIT A

LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Red Roof Inns, a Commercial Planned Unit Development, of record in book 6900, page 971, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Tract 2:

Land lying in Davidson County, Tennessee, being Lot No. 1 on the Plat of Resubdivision of Lots 4 and 5 of Larkwood, and the Resubdivision of Lot 1 of Red Roof Inns, of record in Plat Book 11700, page 43, Register's office for Davidson County, Tennessee.

Being the same property conveyed to FMW RRI NC LLC, a Delaware limited liability company, by deed from R-Roof I, LLC of record as Instrument No. 20110915-0071661, Register's Office for Davidson County, Tennessee.