BILL GARRETT, Davidson County
Trans:T20150065868 DEEDWARRSP
Recvd: 08/07/15 16:06 5 pgs
Fees:28.00 Taxes:104924.60
20150807-0079139

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
8th & Demonbreun Hotel LP 19950 West Country Club Drive, 10th Floor Aventura, FL 33180	Same	09310001400
Return to and prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE UNITED METHODIST PUBLISHING HOUSE**, an Illinois not-for-profit corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **8TH & DEMONBREUN HOTEL LP,** a Delaware limited partnership ("**Grantee**"), its successors, and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant specially and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through or under the Grantor, but not further or otherwise.

This is improved property known as 807 Demonbreun Street and 201 8th Avenue South, Nashville, Davidson County, Tennessee.

STATE OF Florida)
COUNTY OF Miami-Dade)

The actual consideration or value for this transfer, whichever is greater, is $28,358,000.00.

8th & DEMONBREUN HOTEL LP
By: **8th & DEMONBREUN HOTEL LLC,**
General Partner

By: _____
Title: Authorized Signatory
Affiant

Subscribed and sworn to before me this 28 day of July, 2015.

CYNTHIA C. CIARCIA
MY COMMISSION #FF225615
EXPIRES: MAY 23, 2019
Bonded through 1st State Insurance

_____
Notary Public
My Commission Expires: _____

[Signature page to Special Warranty Deed]

Executed this 28TH day of July, 2015.

THE UNITED METHODIST PUBLISHING HOUSE, an Illinois not-for-profit corporation

Larry L. Wallace
Senior Vice President and Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Kimmins, a Notary Public of the State and County aforesaid, personally appeared Larry L. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President and Chief Financial Officer of The United Methodist Publishing House, an Illinois not-for-profit corporation, the within named bargainor, and that he as such Senior Vice President and Chief Financial Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President and Chief Financial Officer.

WITNESS my hand, at office, in Nashville, Tennessee, this 28TH day of July, 2015.

Barbara Kimmins
Notary Public
My Commission Expires:

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

{AFFIX NOTARY STAMP/SEAL ABOVE}

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. A PORTION OF SAID PARCEL IS SHOWN AS LOTS 1-4 & 9-14 THE FINAL PLAT ENTITLED "CLARK PLACE" OF RECORD IN BOOK 1, PAGE 139, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF DEMONBREUN STREET AND 8TH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE ALTA/ACSM SURVEY, JOB NO. 13036-9900, DATED JULY 1, 2015, AND PREPARED BY TED J. STEVENSON II, TN RLS #2136 OF RAGAN-SMITH-ASSOCIATES, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DEMONBREUN STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH;

THENCE, LEAVING SAID DEMONBREUN STREET WITH SAID 8TH AVENUE SOUTH, SOUTH 27 DEGREES 13 MINUTES 39 SECONDS EAST, 397.03 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE NORTHERLY RIGHT-OF-WAY LINE OF CLARK PLACE;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLARK PLACE, FOR THE NEXT THREE CALLS:

1) SOUTH 63 DEGREES 03 MINUTES 08 SECONDS WEST, 149.77 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES;
2) SOUTH 26 DEGREES 25 MINUTES 53 SECONDS EAST, 4.05 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES;
3) SOUTH 63 DEGREES 03 MINUTES 08 SECONDS WEST, 256.90 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY 116;

THENCE, WITH SAID ALLEY 116, NORTH 27 DEGREES 24 MINUTES 04 SECONDS WEST, 397.81 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DEMONBREUN STREET;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 62 DEGREES 35 MINUTES 27 SECONDS EAST, 407.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 162,095 SQUARE FEET OR 3.72 ACRES, MORE OR LESS.

Being the same property conveyed to BOOK AGENTS OF THE METHODIST EPISCOPAL CHURCH SOUTH, A TENNESSEE CORPORATION by deeds of record in Book 589, Page 464, Book 597, Page 388, Book 597, Page 389, Book 873, Page 5, Book 1142, Page 133, Book 1360, Page 489, Book 1373, Page 249, Book 1404, Page 612, re-recorded in Book 1454, Page 107, Book 1416, Page 149, Book 1467, Page 90, and in Book 1518, Page 447, said Register's Office, and by Metropolitan County Council Bill No. 48-211 and No. 55-20, in the County Court Clerk's Office for

Davidson County, Tennessee. BOOK AGENTS OF THE METHODIST EPISCOPAL CHURCH SOUTH, A TENNESSEE CORPORATION has since conveyed its interest in said property to the BOARD OF PUBLICATION OF THE METHODIST CHURCH, AN ILLINOIS CORPORATION by quitclaim deed of record in Book 8226, Page 636, dated October 24, 1990, said Register's Office.

Being the same property conveyed to THE BOARD OF PUBLICATION OF THE METHODIST CHURCH, AN ILLINOIS CORPORATION by deed from PAUL R. JARRATT AND WIFE, KATHARINE STILES JARRATT of record in Book 2341, Page 337, dated January 29, 1955, said Register's Office.

The BOARD OF PUBLICATION OF THE METHODIST CHURCH, AN ILLINOIS CORPORATION having changed its name to THE UNITED METHODIST PUBLISHING HOUSE by Articles of Amendment of record in Instrument No. 20081002-0100334, said Register's Office.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2015 and subsequent years, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 1, page 139, Chancery Court for Davidson County, Tennessee.

3. Dedication and Conveyance of Easement of record in Book 2651, Page 44, and in Book 2696, Page 139, said Register's Office.

4. All matters shown on the plat of survey by Ted J. Stevenson II, Tenn. RLS No. 2136, with Ragan-Smith-Associates, dated July 1, 2015, Job No. 13036-9900.