BILL GARRETT, Davidson County
Trans:T20150088010 DEEDWARRSP
Recvd: 10/15/15 14:30 5 pgs
Fees:28.00 Taxes:4440.00
20151015-0105023

THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Eka Hospitality LLC, a Tennessee limited liability company 850 N. Thompson Lane Murfreesboro, TN 37179	146-04-0-197.00	Same as New Owner

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 which are hereby acknowledged, **Pacific Eastern Corporation**, a Tennessee corporation (collectively, "Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **Eka Hospitality LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 4697 Trousdale Drive, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 12th day of October, 2015, to be effective October 14th, 2015.

PACIFIC EASTERN CORPORATION,
a Tennessee corporation

By: _____
Madison Whittemore, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Iva J. Binkley, of the state and county aforesaid, personally appeared Madison Whittemore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged her/himself to be the President of Pacific Eastern Corporation, the within named bargainor, a Tennessee corporation, and that s/he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of October, 2015.

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

_____
Notary Public
My Commission Expires: 4-24-17

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me this 14 day of October, 2015.

NOTARY PUBLIC

My Commission Expires: Aug 20 2019

KAYLA BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the plat of Pacific Eastern Corp., 1st Revision, Lot 2, of record in Instrument no. 200805070047023, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more detailed description of said lot.

Being a portion of the same property conveyed to Pacific Eastern Corporation, a Tennessee corporation, by Quitclaim Deed as Instrument No. 20000310-0025232, Register's Office of Davidson County, Tennessee.

Nashville & Davidson County Map & Parcel No. 146-04-0-197.00

EXHIBIT B

Permitted Encumbrances

1. All matters shown on the Plats of record in Instrument No. 200805070047023 and Instrument No. 200609150114628, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 3286, Page 449, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 3286, Page 453, Register's Office for Davidson County, Tennessee.

4. Easements granted by Deed of record in Instrument No. 200005220051005, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 200608110099279, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains,

7. Pumps and Appurtenances of record in Instrument No. 200608110099290, Register's Office for Davidson County, Tennessee.

8. Terms and provisions of that certain Lease by and between Pacific Eastern Corporation and CVS 6044 TN, L.L.C., as evidenced by Memorandum of Lease of record in Instrument No. 200610090125434; as affected by Memorandum of Sublease by and between SCP 2007-C27-544 LLC and Tennessee CVS Pharmacy L.L.C. of record in Instrument No. 200802010010515, Register's Office for Davidson County, Tennessee.

9. Matters of record other than as reflected above.

10. Matters shown on survey of Donovan Benson, RLS. No. 3046, Job No. 751735-01, dated September 23, 2015.

11. Rights of the Railroad Company to expand its right of way to its full charter width.