SPECIAL WARRANTY DEED

File No.

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099802 DEEDWARRSP
Recvd: 11/24/15 09:59 4 pgs
Fees: 23.00 Taxes: 128575.00
20151124-0118955

STATE OF Texas

COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,750,000.00.

ERGS HI Nashville REO, L.L.C.

By:
Name: Brian T. Nordahl
Title: Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF NOVEMBER 2015.

JULIE ROSE COOPER
MY COMMISSION EXPIRES
April 21, 2016

Julie Rose Cooper
Notary Public

MY COMMISSION EXPIRES: 4/21/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Todd H. Whilton, Attorney
Eckert Seamans Cherin & Mellott LLC
Two International Place, 16th Floor
Boston, MA 02110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AIGGRE Nashville Hotel Investor LLC	AIGGRE Nashville Hotel Investor LLC	
(NAME) Jarvis Brown, President and General Counsel	(NAME) Jarvis Brown, President and General Counsel	09216017400
(ADDRESS) c/o AIG Global Real Estate Investment Corp. 32 Old Slip, 28th Floor	(ADDRESS) c/o AIG Global Real Estate Investment Corp. 32 Old Slip, 28th Floor	
(CITY) (STATE) (ZIP) New York New York 10005	(CITY) (STATE) (ZIP) New York New York 10005	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **ERGS HI NASHVILLE REO, L.L.C., a Delaware limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **AIGGRE NASHVILLE HOTEL INVESTOR LLC, a Delaware limited liability company**, hereinafter called the grantee, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☒ property, known as 1719 West End Avenue, Nashville, Tennessee 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, heirs and assigns, against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned, and not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signatures contained on the following page

Witness my hand as of the 19th day of November, 2015.

Witnesses:

Dialma L. Pastrana

Meggn Ensign

ERGS HI NASHVILLE REO, L.L.C., a Delaware limited liability company

By: B. T. N

Name: Brian T. Nordahl

Its: Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, **Brian T. Nordahl** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained, and who further acknowledged that **he** is the **Authorized Signatory** on behalf of the Grantor, **ERGS HI Nashville REO, L.L.C.**, a Delaware limited liability company, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand at office this the 12 day of November, 2015.

My Commission Expires: 4/21/2016

Julie Rose Cooper

Notary Public

JULIE ROSE COOPER
MY COMMISSION EXPIRES
April 21, 2016

"EXHIBIT A"

Being a 0.783 acre tract of land known as 1719 West End Avenue, Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin located on the southerly right of way margin of West End Avenue, 90 feet right of way as its intersection with the easterly right of way margin of 18th Avenue North, 50 foot right of way, said iron pin marks the northwesterly property corner of the hereon described tract of land; thence, following the southerly right of way margin of West End Avenue North 60°17' 44" East, 115.00 feet to an iron pin; thence, leaving West End Avenue and following the westerly boundary of the Third National Bank property of record in Deed Book 1636, Page 305, R.O.D.C., TN. South 29°54'09" East, 162.40 feet to an iron rod; thence, South 29°53' 34" East, 116.84 feet to an iron pin located in the northerly right of way margin of Broadway Street, 60 foot right of way; thence, following said right of way margin South 43°13'34" West, 120.06 feet to an iron pin located at the intersection of the northerly right of way margin of Broadway Street and the easterly right of way margin of 18th Avenue North; thence, following the easterly right of way margin of 18th Avenue North, North 29°55'06" West, 314.48 feet to the point of beginning; tract contains 34,124.9 sq. ft., or 0.783 acres more or less, according to survey dated August 13, 2007, revised October 25, 2007, by Volunteer Land Surveying Services RLS#819, P.O. Box 100310, Nashville, Tennessee 37214.

Being the same property conveyed to ERGS HI Nashville REO, L.L.C., a Delaware limited liability company, by Successor Trustee's Deed of Record in Instrument No. 20120719-0063648, in the Register's Office of Davidson County, Tennessee.