Davidson County DEEDWARRSP
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Fees:38.00 Taxes:10393.21
20151215-0126198

THIS INSTRUMENT PREPARED BY:

Alison B. Jones, Esq.
Alston & Bird LLP
1201 West Peachtree Street
Atlanta, GA 30309-3424

RETURN RECORDED DOCUMENT TO:

Jon Danziger
Bryan Cave LLP
1290 Avenue of the Americas
New York, NY 10104

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
ESH/TN Properties L.L.C. P.O. Box 49550 Charlotte, NC 28277	c/o Westmont Hospitality Group 5847 San Felipe, Ste. 4650 Houston, TX 77057	12001015400

SPECIAL WARRANTY DEED

(Tennessee)

THIS INDENTURE made this 8 day of December, 2015, between **ESH/TN PROPERTIES L.L.C.,** a Delaware limited liability company, Grantor, and **DW CL IV LLC**, a Delaware limited liability company, Grantee, whose mailing address is 5847 San Felipe, Suite 4650, Houston, TX 77057;

W I T N E S S E T H:

THAT SAID GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property (the "Property") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TNB

This is improved property, known as
1210 Murfreesboro Pike, Nashville, TN 37217

(House Number)	(Street)	(City)	(State)	(Zip)

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This Deed and the warranty of title contained herein are made expressly subject to the list of permitted exceptions set forth on Exhibit B attached hereto and made a part hereof.

The Grantor covenants that it will warrant and defend the title to said premises unto the Grantee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

[*Signatures on following page*]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

ESH/TN PROPERTIES L.L.C., a
Delaware limited liability company

By: _____
Name: John R. Dent
Title: Vice President and Secretary

STATE OF Georgia)
) SS:
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John R. Dent with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Vice President and Secretary of ESH/TN Properties L.L.C., a Delaware limited liability company, and that as such Vice President and Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand and official seal at office at Atlanta, GA on this the 1st day of December, 2015.

Sherrye K. Baker
Notary Public

Commission Expires: 8/10/2018

SHERRYE K. BAKER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA Aug. 10, 2018

STATE OF NEW YORK }
COUNTY OF NEW YORK }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $2,808,976.00.

AFFIANT (Grantee)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15
DAY OF December, 2015.

NOTARY PUBLIC

My Commission expires: 7/27/2019

KENNETH C. LOUIS
Notary Public – State of New York
No. 02LO6328226
Qualified in New York County
My Commission Expires 7/27/2019

EXHIBIT A

Legal Description
(1210 Murfreesboro Rd., Nashville, TN)

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Nashville, County of Davidson State of Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Stardust Commercial Park, Section 2, as shown on plat of record in Plat Book 9700, page 394, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to ESH/TN Properties, LLC, a Delaware limited liability company in Instrument No. 201010210084418, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. The rights of transient hotel guests, as guests only;
2. All real estate taxes and assessments not yet due and payable as of the date hereof;
3. Local, state, and federal (if applicable) zoning and building laws, statutes, ordinances, codes, orders, decrees, or other governmental rule, regulation or requirement, including common law;
4. Any covenants, conditions, easements or restrictions of record; and
5. The state of facts that would be disclosed by an accurate survey of the property.

Provided that in no event shall the foregoing "Permitted Exceptions" be deemed to include any mortgages or deeds of trust encumbering the property or any portion thereof and created by, through or under Seller, or other Liens evidencing monetary encumbrances (other than liens for non delinquent general real estate taxes or assessments) if such Liens have been created by written instrument signed by Seller or its affiliate or assumed by written instrument signed by Seller or its affiliate. The term "Liens" shall mean any mortgage, deed of trust, security deed, lien, judgment, pledge, conditional sales contract, security interest, past-due taxes, past-due assessments, contractor's lien, materialmen's lien, judgment or similar encumbrance against the property of a monetary nature.

TRUE COPY CERTIFICATION

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, Jay H. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis-Wilburn

, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018