This instrument was prepared by:
J. Bryan Echols, Esq.
Waller Lansden Dortch & Davis LLP
511 Union Street, Suite 2700
PO Box 198966
Nashville, Tennessee 37219-8966

BILL GARRETT, Davidson County
Trans:T20160017981 DEEDWARRSP
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20160304-0020991

SPECIAL WARRANTY DEED

FROM: MR HOTELS, LLC, a Tennessee limited liability company, Grantor

TO: NASHVILLE HOTEL PROPERTY CORP., a Delaware corporation, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nashville Hotel Property Corp. c/o The LCP Group, L.P. 711 Westchester Ave White Plains, N.Y. 10604	Same	093-100-386.00 093-100-388.00 093-100-389.00 093-100-390.00 093-100-391.00

STATE OF ~~TENNESSEE~~ NY)
)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is FIFTY-SEVEN MILLION SEVEN HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($57,770,000.00).

Affiant

Subscribed and sworn to before me, this the 29th day of ~~February~~, 2016.

HAMID SOLTANI
Notary Public, State of New York
No.02S06329204
Qualified in New York County
Commission Expires Aug. 17, 2019

Notary Public
My Commission Expires: 8/17/19

FOR AND IN CONSIDERATION OF the sum of FIFTY-SEVEN MILLION SEVEN HUNDRED SEVENTY THOUSAND & NO/100 DOLLARS ($57,770,000.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and

sufficiency of which are hereby acknowledged, MR HOTELS, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto NASHVILLE HOTEL PROPERTY CORP., a Delaware corporation, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B (the "Permitted Exceptions").

This is improved property located at 310 Fourth Avenue, South, Nashville, Davidson County, Tennessee 37201.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Exceptions), but not further or 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.

[SIGNATURE PAGE TO FOLLOW]

WITNESS its hand this 26th day of February, 2016.

GRANTOR:

MR HOTELS, LLC, a Tennessee limited liability company

By: Lalikant Modi

LALIKANT MODI
Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Charise B. Christianson, a Notary Public of said County and State, personally appeared LALIKANT MODI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of MR HOTELS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Managing Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26th day of February, 2016.

CHARISE B. CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

Charise B. Christianson
Notary Public
My Commission Expires: 12/6/2016

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1:

PARCEL 386

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH AND EAST BY 1-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, REGISTERS OFFICE OF DAVIDSON COUNTY (RODC); BOUNDED ON THE SOUTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, RODC; AND BOUNDED ON THE WEST BY EASTERN RIGHT OF WAY (ROW) OF 4TH AVENUE SOUTH. BEING PORTIONS OF LOTS 22 AND 23 OF KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH SAID POINT BEING S32°56'16E 19.00' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH WITH THE FOLLOWING:

N57°21'18"E 83.16 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S32°41'05"E 26.00 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S56°59'23"W 83.04' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 26.53' TO THE POINT OF BEGINNING.

CONTAINING 2,183 SQUARE FEET OR 0.05 ACRES.

TRACT 2:

PARCEL 388

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC), AND BY I-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, RODC; BOUNDED ON THE EAST BY THE WESTERN RIGHT OF WAY (ROW) OF

ALMOND STREET; BOUNDED ON THE SOUTH BY RAGLAND CORPORATION AS RECORDED IN DEED BOOK 3160, PAGE 227, RODC; AND BOUNDED ON THE WEST BY THE EASTERN ROW 4TH AVENUE SOUTH. BEING THE SOUTHERLY 19' OF LOT 23 AND THE NORTHERLY 30.5' OF LOT 24 KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING S32°56'16"E 67.52' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH N56°59'23"E 148.04' TO A POINT LYING ON SAID WESTERN ROW OF ALMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF ALMOND STREET S32°34'34"E 49.44' TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF ALMOND STREET S57°20'10"W 147.73' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 48.52' TO THE POINT OF BEGINNING.

CONTAINING 7,243 SQUARE FEET OR 0.17 ACRES, ACCORDING TO THAT CERTAIN BOUNDARY SURVEY DATED SEPTEMBER 9, 2004 BY ROBERT M. SEARSON, REGISTERED SURVEYOR'S NO. 1666.

TRACT 3:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH , 68 FEET IN WIDTH (FIELD MEASURED), AT A CORNER COMMON WITH THE PROPERTY CONVEYED TO I-65 REALTY PARTNERS, LLC OF RECORD IN INSTRUMENT NUMBER 20020304-0026600; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH WITH THE SOUTHERLY PROPERTY LINE OF SAID I-65 REALTY PARTNERS, NORTH 62 DEG 58 MIN 47 SEC EAST, 82.21 FEET TO A PK NAIL SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF I-65 REALTY PARTNERS, SOUTH 27 DEG 03 MIN 36 SEC EAST; 26.00 FEET TO A PK NAIL SET;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF I-65 REALTY PARTNERS, NORTH 62 DEG 36 MIN 52 SEC EAST, 65.00 FEET TO A PK NAIL SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET, 36 FEET IN WIDTH (FIELD MEASURED);

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMOND STREET FOR THE FOLLOWING TWO CALLS:

1) SOUTH 26 DEG 49 MIN 05 SEC EAST, 292.60 FEET TO AN IRON ROD SET;

2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 19.69 FEET, A CURVE LENGTH OF 30.68 FEET, A CENTRAL ANGLE OF 89 DEG 15 MIN 56 SEC, AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEG 51 MIN 01 SEC WEST, 27.67 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD, 135.83 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, SOUTH 62 DEG 28 MIN 59 SEC WEST, 99.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 4TH AVENUE SOUTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH FOR THE FOLLOWING TWO CALLS:

1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, A CURVE LENGTH OF 39.34 FEET, A CENTRAL ANGLE OF 90 DEG 09 MIN 37 SEC, AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEG 26 MIN 13 SEC WEST, 35.40 FEET TO AN IRON ROD SET;

2) NORTH 27 DEG 21 MIN 24 SEC WEST, 313.81 FEET TO THE POINT OF BEGINNING; CONTAINING 47,399 SQUARE FEET OR 1.088 ACRES ± ACCORDING TO THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED MAY 5, 2005 BY R. SCOT CHERRY, REGISTERED SURVEYOR'S NO. 1512.

LESS AND EXCEPT - PARCEL A:

PARCEL 386

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH AND EAST BY 1-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC); BOUNDED ON THE SOUTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, RODC; AND BOUNDED ON THE WEST BY THE EASTERN RIGHT OF WAY (ROW) OF 4TH AVENUE SOUTH. BEING PORTIONS OF LOTS 22 AND 23 OF KIRKMAN SUBDIVISION OF DAVIDSON ACADEMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH SAID POINT BEING S32°56'16"E 19.00' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH WITH THE FOLLOWING:

N57°21'18"E 83.16 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE S32°41'05"E 26.00 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE

S56°59'23"W 83.04' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 26.53' TO THE POINT OF BEGINNING.

CONTAINING 2,183 SQUARE FEET OR 0.05 ACRES.

LESS AND EXCEPT – PARCEL B:

PARCEL 388

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 6TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY. BOUNDED ON THE NORTH BY LEWIS CHILDREN'S TRUST AND J.E. MCCULLOUGH, AS RECORDED IN INSTRUMENT NUMBER 200203110029904, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC), AND BY I-65 REALTY PARTNERS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 200203040026600, RODC; BOUNDED ON THE EAST BY THE WESTERN RIGHT OF WAY (ROW) OF ALMOND STREET; BOUNDED ON THE SOUTH BY RAGLAND CORPORATION AS RECORDED IN DEED BOOK 3160, PAGE 227, RODC; AND BOUNDED ON THE WEST BY THE EASTERN ROW 4TH AVENUE SOUTH. BEING THE SOUTHERLY 19' OF LOT 23 AND THE NORTHERLY 30.5' OF LOT 24 OF KIRKMAN SUBDIVISION OF DAVIDSON ACADAMY, AS RECORDED IN BOOK R, PAGE 460, RODC. TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING S32°56'16"E 67.52' FROM THE INTERSECTION OF SAID EASTERN ROW OF 4TH AVENUE SOUTH AND THE SOUTHERN ROW OF MOLLOY STREET AND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF 4TH AVENUE SOUTH N56°59'23"E 148.04' TO A POINT LYING ON SAID WESTERN ROW OF ALMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF ALMOND STREET S32°34'34"E 49.44' TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW OF ALMOND STREET S57°20'10"W 147.73' TO A POINT LYING ON THE SAID EASTERN ROW OF 4TH AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE ALONG SAID ROW OF 4TH AVENUE SOUTH N32°56'16"W 48.52' TO THE POINT OF BEGINNING.

CONTAINING 7,243 SQUARE FEET OR 0.17 ACRES, ACCORDING TO THAT CERTAIN BOUNDARY SURVEY DATED SEPTEMBER 9, 2004 BY ROBERT M. SEARSON, REGISTERED SURVEYOR'S NO. 1666.

Being the same property conveyed to MR HOTELS, LLC from RAGLAND CORPORATION by Quitclaim Deeds each dated May 31, 2005, of record as Instrument Numbers 20050601-0061636 and 20050601-0061637, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2016, not yet due and payable, and all subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instr. No. 200610190129550, in the Register's Office for Davidson County, Tennessee.

3. Stormwater Quality Agreement of record in Instr. No. 2006092380119812, in the Register's Office for Davidson County, Tennessee.