Davidson County DEEDWARR
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Fees:33.00 Taxes:61235.00
20160614-0059965

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:
MHF West End V LLC
300 Centerville Road,
Suite 300 East
Warwick, RI 02886
Attn: Robert A. Indeglia, Jr.

Send Tax Bills to:
New Owner

Map & Parcel No. 09216009000

LIMITED 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 considerations, the receipt of which is hereby acknowledged, MEDCENTER INN I, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MHF WEST END V LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, the land and improved property located at 1913 Hayes Street, Nashville, Davidson County, Tennessee and described on Annex A hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Annex B attached hereto. Except as it relates to the items set forth on Annex B, Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons, claiming by, through or under grantor but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

[Signature appears on following page.]

IN WITNESS THEREOF, Grantor has executed this instrument on June 9, 2016, but effective as of June 13, 2016.

MEDCENTER INN I, LLC,
a Tennessee limited liability company

By: _____
Stephen J. Roberson, President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen J. Roberson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Medcenter Inn I, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tn, this 9th day of June, 2016.

_____
Notary Public

My commission expires: March 3, 2020

JACK KING JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MARCH 3, 2020
COUNTY OF DAVIDSON

STATE OF RHODE ISLAND)
)
COUNTY OF KENT)

The actual consideration or value, whichever is greater, for the transfer is $16,550,000.

Affiant

Subscribed and sworn to before me, this
9th day of June, 2016.

Notary Public

My Commission Expires: 12/3/17

JENNIFER JAMES
Notary Public-State of Rhode Island
My Commission Expires
December 03, 2017

ANNEX A

Legal Description

Being Lot 1 of the Resubdivision of a portion of Lots 150 & 151 of the Boyd Home Tract of record in Plat Book 6250, page 708, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MedCenter Inn I, LTD, by deeds of record in Book 6667, page 417, and Book 6667, page 422, in the Register's Office for Davidson County, Tennessee. The said MedCenter Inn I, LTD, having since merged into MedCenter Inn I, LLC, a Tennessee limited liability company, by Certificate of Merger recorded in Book 9689, page 280, in said Register's Office. The said MedCenter Inn I, LLC, a Tennessee limited liability company, having since merged into MedCenter Inn Interim, LLC, a Tennessee limited liability company, and having amended its name to MedCenter Inn I, LLC, a Tennessee limited liability company, both by Certificate of Merger recorded in Instrument No. 201112200099471, in said Register's Office.

ANNEX B

Permitted Exceptions

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

2. All matters shown on the plat of record in Book 6250, Page 708, in the Register's Office for Davidson County, Tennessee.

3. Subordinated Parking Easement Agreement of record in Book 6667, page 425, in the Register's Office for Davidson County, Tennessee, as affected by assigned in Book 7620, page 835, in said Register's Office.

4. Easement noted in deed of record in Book 6667, page 417, in the Register's Office for Davidson County, Tennessee, as amended by Exceptions to Easement of record in Book 6710, page 430, in said Register's Office.

5. Matters disclosed in survey entitled "1913 Hayes Street," prepared by Barge Waggoner Sumner & Cannon, Inc., File No. 3625101, dated June 10, 2016.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Denise C. Allis-Wilburn, 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.

Notary's Signature

My Commission Expires: 9-10-18

Notary Seal:

