BILL GARRETT, Davidson County
Trans:T20160064102 DEEDWARRSP
Recvd: 07/26/16 10:33 5 pgs
Fees:28.00 Taxes:296965.70
20160726-0076717

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison
150 Third Avenue South, Suite 1100
Nashville, TN 37201
Attn: Kim A. Brown, Esq.

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
RB Nashville SoBro I LLC c/o Rockbridge Capital, LLC 4100 Regent Street, Suite G Columbus, Ohio 43219	**[SAME]**	093-10.0-431.00

This indenture is made and entered into this 25th day of July, 2016, by and between SOBRO HOTEL PARTNERS, LLC, a Delaware limited liability company ("GRANTOR") and RB NASHVILLE SOBRO I LLC, a Delaware limited liability company ("GRANTEE").

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, transfer and convey unto Grantee, the tract or parcel of land situated in Davidson County, Tennessee more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs, successors and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those certain matters and conditions identified on **Exhibit B** attached hereto (the "Permitted Encumbrances"), all as recorded in the Davidson County Register's Office, unless otherwise noted, and Grantor will warrant and forever defend the title and quiet possession to said real property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, provided, however, that this conveyance is subject to the Permitted Encumbrances.

In Witness Whereof, Grantor has set its hand as of the date first above-written.

SOBRO HOTEL PARTNERS, LLC
a Delaware limited liability company

By: _____

Name: Robert G. Schaedle, III

Title: Authorized manager

STATE OF TENNESSEE)

)

COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Robert G. Schaedle III, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Authorized man of **SOBRO Hotel Partners, LLC,** a Delaware limited liability company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 21st day of July, 2016.

SEAL

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

Dawnelle B. Smith
NOTARY PUBLIC

COMMISSION EXPIRES:_____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $80,261,000.

Robert G. Schaedle III
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21st DAY OF JULY, 2016

Dawnelle B. Smith
NOTARY PUBLIC
COMMISSION EXPIRES:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

10311655 v3

EXHIBIT "A" to Deed

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Chartwell Hospitality Korean Veterans Boulevard, of record in Instrument No. 20131002-0103412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SOBRO HOTEL PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY by deeds of record in Instrument No. 20121004-0091231, Instrument No. 20121004-0091232 and in Instrument No. 20130204-0011307, said Register's Office.

EXHIBIT "B" to Deed

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Instrument No. 20131002-0103412, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130422-0039803, said Register's Office.

4. Matters shown on the ALTA/NSPS Land Title Survey by Robert M. Season TN RLS No. 1666, with Littlejohn Engineering Associates, dated May 3, 2016, last revised June 28, 2016, showing the following matters:

   a. Storm drain in the west portion of the property.