BILL GARRETT, Davidson County
Trans:T20160074009 DEEDWARRSP
Recvd: 08/24/16 14:25 5 pgs
Fees:28.00 Taxes:9644.65
20160824-0088720

This Instrument Prepared By:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

FROM: KJ BELLEVUE I, LLC, Grantor

TO: MR HOTELS, LLC, Grantee

New Property Owner:	**Send Tax Bills:**	**Map & Parcel Numbers**
MR Hotels, LLC 2812A White Oak Drive Nashville, Tennessee 37215	Same	Map and Parcel: 156090A00600CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is TWO MILLION SIX HUNDRED SIX THOUSAND SIX HUNDRED SIXTY-THREE AND NO/100 DOLLARS ($2,606,663.00).

LK Modi
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of August, 2016.

MELINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-2020

FOR AND IN CONSIDERATION OF the sum of TWO MILLION SIX HUNDRED SIX THOUSAND SIX HUNDRED SIXTY-THREE AND NO/100 DOLLARS ($2,606,663.00), the receipt and sufficiency of which are hereby acknowledged, **KJ BELLEVUE I, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MR HOTELS, LLC, a Tennessee limited liability company** ("Grantee"), its

successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 5737 Temple Road, Nashville, Davidson County, Tennessee 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 23rd day of August, 2016.

GRANTOR:

KJ BELLEVUE I, LLC, a Tennessee limited liability company

By: KPCD, LLC, a Tennessee limited liability company

Title: Manager

By: KPCD II, LLC, a Tennessee limited liability company

Title: Sole Member

By: _____
Kenneth M. Powers

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared Kenneth M. Powers, 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 Sole Member of KPCD II, LLC, a Tennessee limited liability company, the Sole Member of KPCD, LLC, a Tennessee limited liability company, the Manager of KJ BELLEVUE I, LLC, a Tennessee limited liability company, and that he as the Sole Member of the Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company in his capacity as the Sole Member of the Manager of the company.

Witness my hand and seal this 22nd day of August, 2016.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

_____
Notary Public

My Commission Expires:_____

EXHIBIT "A"
Legal Description

Land located in Davidson County, Tennessee, being Outparcel 6, on the Plan of Harpeth Village P.U.D., as shown on plat of record in Instrument N. 20060505-0052434, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to KJ Bellevue I, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20070117-0007068, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Exceptions

1. Taxes for the year 2016, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument No. 20080618-0062694, said Register's Office.

4. Subject to all matters shown on the Plan of record as Instrument No. 20051227-0153838, said Register's Office.

4. Stormwater Detention Agreement of record in Instrument No. 20070125-0010399, said Register's Office.

5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20070130-0012111, said Register's Office.

7. Covenants, Conditions and Restrictions of record in Instrument No. 20070507-0054445; Instrument No. 20070117-0007069, and in Instrument No. 20071106-0130721, said Register's Office.

8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions, Covenants, and Conditions and Grant of Easements of record in Instrument No. 20060823-0104009, as amended in Instrument No. 20070827-0102786 and in Instrument No. 20070117-0007067, said Register's Office.

9. Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, said Register's Office.

10. Issuance of Electrical Permit for service of record in Book 7511, Page 561, re-recorded in Book 7512, Page 319, and re-recorded in Book 7611, Page 418, said Register's Office.