BILL GARRETT, Davidson County
Trans:T20160076205 DEEDWARRSP
Recvd: 08/31/16 12:24 5 pgs
Fees:28.00 Taxes:9250.00
20160831-0091368

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Midtown Hotel Partners, LLC 140 Dixie Ave. Lebanon, TN 37090	Same	104-02-0-336.00 104-02-0-337.00 104-02-0-338.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SAM H. HIRSHBERG (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MIDTOWN HOTEL PARTNERS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 109, 111 and 113 29th Avenue North, Nashville, Tennessee.

Grantor covenants and binds himself and his successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of August, 2016.

By: _____
Name: SAM H. HIRSHBERG

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County, SAM H. HIRSHBERG, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of August, 2016.

_____
Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,500,000.00.

Sworn to and subscribed before me this 31st day of August, 2016.

Notary Public

My Commission Expires:

5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

[Legal Description]

TRACT I: 109 29th Avenue North, Nashville, TN. 37203

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly 48.5 feet of Lot No. 3 on the Plan of Cornelia N. Payne's Subdivision of Lot No. 43 in the Boyd Cockrill Spring Tract, as of record in Book 57, Page 68, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sam H. Hirshberg by Warranty Deed of record in Book 3280, Page 599, in the Register's Office of Davidson County, Tennessee.

TRACT II: Parcel No. 1: 111 29th Avenue North, Nashville, TN. 37203

Being the north 20.5 feet of Lot No. 3 and the south 21 feet of Lot No. 4 on the Map of Cornelia N. Payne's Subdivision of Lot 43 of the Boyd Cockrill Spring Tract, as of record in Book 57, Page 68, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 41.5 feet on the westerly side of 29th Avenue North, formerly Vernon Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT II: Parcel No. 2: 113 29th Avenue North, Nashville, TN. 37203

Being the north 48 feet of Lot No. 4 on the Plan of Cornelia N. Payne's Subdivision of part of Lot No. 43, Boyd Cockrill Spring Tract, as of record in Book 57, Page 68, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 48 feet on the west side of 29th Avenue North and runs back between parallel lines, along the south margin of Poston Street or Avenue, 150 feet to an alley.

Parcels 1 and 2, being the same property conveyed to Sam Hirshberg by deed of record in Book 8701, Page 496, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Rights of tenants under unrecorded leases.
3. Matters shown on Plan of record in Plat Book 57, page 68, Register's Office for Davidson County, Tennessee.