Davidson County DEEDWARRSP
Recvd: 09/02/16 11:10 6 pgs
Fees:33.00 Taxes:2204.83
20160902-0092545

This Instrument Prepared By:

Munsch Hardt Kopf & Harr, P.C.
500 N. Akard Street, Suite 3800
Dallas, Texas 75201
Attention: Zachary J. Martin

After Recording Return To:

_____
_____
_____
_____

SPECIAL WARRANTY DEED

New Owner Name and Address as Follows:	*Send Tax Bills To*
FWREF Nashville Airport, LLC c/o Fairwood Capital Real Estate Fund, L.P. 1000 Ridgeway Loop Road, Suite 203 Memphis, TN 38120 Attn: Tom Defreece	FWREF Nashville Airport, LLC c/o Fairwood Capital Real Estate Fund, L.P. 1000 Ridgeway Loop Road, Suite 203 Memphis, TN 38120 Attn: Tom Defreece
Map & Parcel No.: 09511020100 Property Address: 2331Atrium Way, Nashville, TN (Improved)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **FelCor Hotel Asset Company, L.L.C.**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **FWREF NASHVILLE AIRPORT, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See Exhibit A

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of September, 2016.

FELCOR HOTEL ASSET COMPANY, L.L.C., a Delaware limited liability company

By: _____
Charles N. Nye, Vice President

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, Elizabeth Y. Blackwell, a Notary Public in and for said County and State, Charles N. Nye, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of FelCor Hotel Asset Company, L.L.C., a Delaware limited liability company the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 15th day of September, 2016.

NOTARY PUBLIC STATE OF TEXAS
ELIZABETH Y BLACKWELL
My Commission Expires
March 24, 2018

_____
NOTARY PUBLIC

My Commission Expires:
March 24, 2018

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $595,900.00.

Affiant: Robert M. Solmson, President

Subscribed and sworn to before me, this the 26 day of Aug., 2016.

Notary Public

My Commission expires:

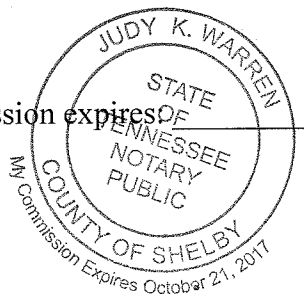


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of The Atrium, Phase One, of record in Plat Book 5200, Page 538, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bass Nashville Briley Parkway, Inc., a Delaware Corporation by deed from Holiday Inns Inc., a Tennessee Corporation of record in Book 7542, Page 133, Register's Office for Davidson County, Tennessee, as conveyed to Bristol Hotel Asset Company by merger as evidenced by Affidavit Affecting Title of record in Book 10434, Page 179, and as further conveyed to FelCor Hotel Asset Company, L.L.C. by merger as evidenced by Affidavit Affecting Title of record in Instrument No. 200910200096934, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. Taxes for the current year and subsequent years, and conditions, restrictions, limitations, reservations, easements, and other matters of record, and all applicable zoning and other land use regulations of any political subdivision or agency in which the Property is situated; provided, however, that such references shall not operate to reimpose same.
2. Rights of tenants in possession, as tenants only, under unrecorded leases or occupancy agreements, with no options or rights of first refusal to purchase the property.
3. All matters as set forth per Book 5200, Page 538, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4260, Page 10, said Register's Office.
5. Easement for the flow of Sims Branch, as much as thereon may flow, from time to time.
6. Those matters as shown on survey by Steven J. Hyde, PLS No. 2240, of American Surveying & Mapping, Inc., dated 2/18/2015, last revised 08/09/2016, and designated Job No. 1500066:

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-2017

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY