(1)

BILL GARRETT, Davidson County
Trans:T20160085419 DEEDWARRSP
Recvd: 09/28/16 15:31 4 pgs
Fees:23.00 Taxes:23254.50
20160928-0102458

This instrument prepared by:
Peter Weiss, Attorney
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
H.E. NASHVILLE, L.L.C. c/o Hyatt Corporation 71 West Wacker Drive Chicago, Illinois 60606	Same	Map-Parcel No. Map: 92-16-0 Parcel: 004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, 21st PLAZA PARTNERS, a Tennessee general partnership ("Grantor") has bargained and sold and does hereby transfer and convey unto H.E. NASHVILLE, L.L.C., a Delaware limited liability company ("Grantee"), a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property 121 21st Avenue North, Nashville, Tennessee 37203.

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.

[signatures on following page]

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

21ST PLAZA PARTNERS,
a Tennessee general partnership

By: _____
Name: J. Gregory Hale
Its: Authorized General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $ 6,285,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 22nd. Day of September, 2016.

_____
NOTARY PUBLIC

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Gregory Hale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized General Partner of 21 Plaza Partners, a Tennessee general partnership, 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 22nd. Day of September, 2016.

_____
NOTARY PUBLIC

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

Exhibit A

Legal Description

Land situated in Davidson County, State of Tennessee, described as follows: to wit:

A tract of land in the First Civil District metropolitan Nashville, Tennessee, being a part of Lot 156 on the Plan of Boyd Home Trust, as of record in Book 21, Page 39, said Register's Office, and more particularly described as follows:

Beginning at an iron pin set at the intersection of the westerly right-of-way line of 21st Avenue North and the northerly right-of-way line of Hayes Street; thence,

1. With the northerly right-of-way line of Hayes Street, S 60°43'03'W, 150.25 feet to an existing iron pin, southeasterly corner of Vanderbilt-Washington, Limited. Property as of record in Deed Book 6439, Page 639, R.O.D.C., Tennessee; thence,

2. With the easterly line of Vanderbilt-Washington, Limited, N 29°21'26"W, 180.10 feet to an existing iron pin on the southerly right-of-way line of Alley No. 379; thence,

3. With the southerly right-of-way line of Alley No. 379, N 60°45'22"E, 150.33 feet to an iron pin set on the westerly right-of-way line of 21st Avenue North; thence,

4. With the westerly right-of-way line of 21st Avenue North S 29°20'00" E, 180.00 feet to the point of beginning and containing 27,060 square feet or 0.621 acres.

Being the same property conveyed to 21st Plaza Partners, a Tennessee general partnership by Special Warranty Deed of record in Book 7439, Page 1, as re-recorded in Book 7474, Page 716, in the Register's Office of Davidson County, Tennessee.

Exhibit A

Permitted Exceptions

1. Real Estate Taxes for Davidson County Parcel No. 09216000400 for the year 2016, a lien not yet due and payable.

2. Subject to matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.