SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096436 DEEDWARRSP
Recvd: 11/01/16 10:45 2 pgs
Fees:13.00 Taxes:66600.00
20161101-0115338

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 TH DAY OF October 2016.

Notary Public

MY COMMISSION EXPIRES: 9-22-2020

(AFFIX SEAL)

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
William Timothy Hill, Attorney at Law, 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
105Nashville, LLC, a Delaware Limited Liability Company	HRC Hotels, LLC	108-02-0-113.00
(NAME) 3495 Coolidge Road	(NAME) 3495 Coolidge Road	
(ADDRESS) East Lansing, MI 48823	(ADDRESS) East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **PINNACLE NASHVILLE AIRPORT,** a Tennessee General Partnership, by these presents does hereby sell and convey unto **105NASHVILLE, LLC,** a Delaware Limited Liability Company, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lot 1 – Metro Airport Center, Section 5, Phase 4, of record as Instrument Number 20101019-0083644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Pinnacle Nashville Airport, by deed from Duke Realty Limited Partnership, of record as Instrument Number 20090903-0083164, dated September 1, 2009, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current year's taxes which have been paid, prorated and assumed by the Grantee(s); 2) All matters appearing on the plan of record; 3) All applicable government and zoning regulations.

This conveyance is also subject to the following exceptions:

1. Restrictive Covenants contained in instrument of record in Book 4339, page 881, Book 6477, page 870, Book 6973, page 359, said Register's Office.
2. Matters shown on the Plan of record as Instrument Number 20101019-008364, said Register's Office.
3. Sanitary Sewer Easement of record in Book 4878, page 177 and Book 4878, page 180, said Register's Office.

6. Storm Water Inspection Agreement of record as Instrument Number 20100715-0053370, said Register's Office.

unimproved ☐
This is improved X property, known as 832 Royal Parkway, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, its heirs and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs, representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this 28th day of October, 2016.

PINNACLE NASHVILLE AIRPORT,
a Tennessee general partnership

By: _____

Name: RAKESH GOVINDJI

Title: PRESIDENT

STATE OF North Carolina)
)
COUNTY OF Wake)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rakesh Govindji, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of PINNACLE NASHVILLE AIRPORT, the within named bargainor, a Tennessee general partnership, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as such President.

WITNESS my hand and seal at office in 8911 Bracercreek Pkwy, on this the 28 day of October, ~~2012~~ 2016

CRISTIAN A PATINO NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 11-19-2020

Cristian A. Patino
NOTARY PUBLIC