BILL GARRETT, Davidson County
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Fees:28.00 Taxes:37000.00
20161121-0122939

SPECIAL WARRANTY DEED

FROM: Focus Hospitality II, LLC
Grantor

TO: Habanero Partners, LLC
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2615 Elm Hill Pike Nashville, TN 37214	(New Owner)	108-00-0-217.00

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is Ten Million and No/100 Dollars ($10,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of November, 2016.

Notary Public

My Commission Expires: 10/29/19

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby

acknowledged, Focus Hospitality II, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Habanero Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 17th day of November, 2016.

FOCUS HOSPITALITY II, LLC,
a Tennessee limited liability company

By: _____
Manoj Morar
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cindy M. Mack, a Notary Public of said County and State, personally appeared Manoj Morar, 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 Manager of Focus Hospitality II, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of November, 2016.

Cindy M. Mack
Notary Public

My Commission Expires: 3-3-20

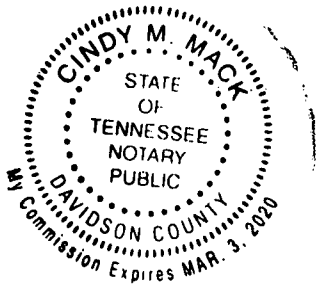


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Final Plat, Metro Airport Center, Section 5, Phase 6, of record in Book 9700, Page 806, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FOCUS HOSPITALITY II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEEWARD STRATEGIC PROPERTIES, INC., A DELAWARE CORPORATION, of record in Instrument No. 20141125-0108630, dated November 21, 2014, said Register's Office.

EXHIBIT B

Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 108-00-0-217.00.

2. Matters shown on the Plan of record in Book 9700, Page 806, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6477, Page 870, amended in Book 6973, Page 359, said Register's Office.

4. Assignment of Developer Rights of record in Book 11376, Page 439, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 4339, Page 881, said Register's Office.

6. Initial Assessments, Annual Assessments, Special Assessments and Sign Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions For The Metropolitan Airport Center of record in Book 6477, Page 870, said Register's Office.

7. Easements as set forth in the Declaration of Covenants, Conditions and Restrictions For The Metropolitan Airport Center of record in Book 6477, Page 870, said Register's office.