THIS DOCUMENT PREPARED BY AND UPON RECORDING RETURN TO:

Snell & Wilmer L.L.P.
One Arizona Center
400 E. Van Buren Street
Phoenix, AZ 85004
Attention: Joyce K. Wright

NAME AND ADDRESS OF OWNER AND TAXPAYER:

Lodging Properties LLC
1660 – 401 West Georgia Street
Vancouver, British Columbia
Canada V6B 5A1
Attention: Azim Lalani

Davidson County DEEDWARRSP
Recvd: 12/02/16 10:09 7 pgs
Fees:38.00 Taxes:28675.00
20161202-0126498

Property Tax Parcel No.: 108-010-079.00
Common Address: 720 Royal Parkway, Nashville, TN 37214

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable considerations, the receipt and sufficiency being hereby acknowledged, **MOKSHA HOTELS, LLC**, a Tennessee limited liability company ("Grantor"), whose address is 1308 Murfreesboro Road, Franklin, Tennessee 37064, hereby conveys to **LODGING PROPERTIES LLC**, a Delaware limited liability company ("Grantee"), whose address 1660 – 401 West Georgia Street, Vancouver, British Columbia, Canada V6B 5A1, Attention: Azim Lalani, the following described real property situated in Davidson County, Tennessee, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property");

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO the liens of taxes and assessments not yet due and payable, and the matters of record set forth on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Dated this 1st day of December, 2016.

[signatures follow on next page]

[Signature Page to Special Warranty Deed]

GRANTOR:

MOKSHA HOTELS, LLC,
a Tennessee limited liability company

By: _____

Name: Nishith Jobalia

Title: President

STATE OF Tennessee)
) ss:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nishith Jobalia with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President of MOKSHA HOTELS, LLC, a Tennessee limited liability company, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal on this the 1st day of December, 2016.

Shelby Mathews
Notary Public

Commission Expires: 11/5/18

SHELBY MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

25165881

OATH OF CONSIDERATION

STATE OF Arizona)
) ss:
COUNTY OF Maricopa)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $7,750,001.01.

GRANTEE:

LODGING PROPERTIES LLC,
a Delaware limited liability company

By: _____
Name: Daniel M. Miller
Title: Authorized Person

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2016.

Virginia S. Wilson
NOTARY PUBLIC

My Commission expires: 8/9/2016

VIRGINIA S. WILSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 9, 2019

25165881

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Metro Airport Center, Section 4, Phase 7, of record in Book 6900, page 473, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly right of way line of Royal Parkway, said point of beginning being the northwest corner of the Final Plat of Metro Airport Center, Section 4, Phase 6, of record in Book 6900, page 241, said Register's Office and the northeast corner of the herein described tract; thence S 10° 46' 12" W, 443.42 feet; thence N 56° 22' 05" W, 215.45 feet; thence N 34° 40' 03" W, 33.18 feet; thence, N 9° 09' 32" E, 142.91 feet; thence, S 79° 38' 56" E, 22 feet; thence, N 10° 46' 12" E, 193.42 feet to a point in the southerly right of way line in Royal Parkway; thence, along said Parkway S 79° 13' 48" E, 204.18 feet to the point of beginning.

Being the same property conveyed to Moksha Hotels, LLC, a Tennessee Limited Liability Company from A M & P S, LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 200702090017257, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

Taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable.

15' public utility easement and 10' public utility easement as shown on that certain plat of record in Plat Book 6900, Page 473, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Restrictive Covenants, of record in Book 4339, page 881, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center, by Miller G. Kimbrough, Jr., Trustee, of record in Book 6477, page 870, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Declaration of Restrictions, by Miller G. Kimbrough, Jr., Trustee, of record in Book 6973, page 359, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019