Davidson County DEEDWARRSP
Recvd: 12/06/16 15:42 6 pgs
Fees:33.00 Taxes:107210.40
20161206-0128139

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SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5TH day of December, 2016, by and between ESNA HOTEL OWNER, LLC, a Delaware limited liability company (herein "Grantor"), and HOTEL 10 CENTURY, L.P., a Delaware limited liability partnership (herein "Grantee").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in Davidson County, Tennessee (the "Property"):

(See Exhibit "A" Attached Hereto for Property Description)

Being the property conveyed to Grantor by Special Warranty Deed from FELCOR/JPM Hospitality (SPE), L.L.C., a Delaware limited liability company, dated October 25, 2012 and filed for record as Instrument 20121026-0098466, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever. The said Grantor does hereby covenant with Grantee that Grantor will warrant specially and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject, however, to the Permitted Exceptions in Exhibit "B" attached hereto and incorporated herein by this reference. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

(See Next Page for Signatures)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

ESNA HOTEL OWNER, LLC,
a Delaware limited liability company

By: _____
Joseph Thomas, Jr., Authorized Signatory

STATE OF Georgia
COUNTY OF Fulton

Before me the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Joseph Thomas Jr., 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 an Authorized Signatory of ESNA HOTEL OWNER, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such Authorized Signatory.

WITNESS my hand and Notarial Seal at office this 1 day of Dec, 2016.

_____
Notary Public

My Commission Expires: _____

LESLIE B MINARCINE NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES 8-26-2020

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 28,975,786.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of November, 2016.

Notary Public

My Commission Expires:
10-27-2018

Property Owner and Mail Tax Bills To:

HOTEL 10 CENTURY, L.P.
c/o Schulte Hospitality Group Inc.
2120 High Wickham Place – Suite #200
Louisville, Kentucky 40245
Attn: Mr. Darryl Schulte

Property Address:
10 Century Boulevard,
Nashville, Tennessee 37214

Tax Parcel No.: 10700012900

State Tax
Register's Fee
Recording Fee
Total

Exhibit "A"
Property Description

LEGAL DESCRIPTION

Embassy Suites Nashville-Airport
Nashville, TN

Being a parcel of land located in Nashville, Davidson County, Tennessee, being Lot O, on the Final Plat Lot 1, Resubdivision of Lot "O" Century City, of record in Plat Book 11190, Page 16, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to ESNA Hotel Owner, LLC, a Delaware limited liability company, by Special Warranty Deed from FELCOR/JPM Hospitality (SPE), L.L.C., a Delaware limited liability company, dated October 25, 2012 and filed for record as Instrument 20121026-0098466, Register's Office for Davidson County, Tennessee.

This is improved property known as 10 Century Boulevard, Nashville, Tennessee 37214.

Exhibit "B"
Permitted Exceptions

1. Taxes for the current year and subsequent years, none yet due and payable, 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. All matters as set forth per Plat Book 11190, Page 16, Register's Office for Davidson County, Tennessee.
3. Declaration of Protective Covenants of record in Book 6504, Page 723, as amended of record in Book 8048, Page 30, said Register's Office.
4. Subject to the rights of tenants as transient guests only, with no rights first refusal or options to purchase as disclosed by those certain unrecorded leases provided to Grantee.
5. Charter record in Book 8521, Page 814, said Register's Office.

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: 2-20-17

