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Fees:33.00 Taxes:68080.00
20170606-0056262

This Instrument prepared by:
Jason S. Fried, Esq.
Kirkland & Ellis LLP
300 N. LaSalle Street
Chicago, IL 60654

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NOS.
Hotel 1111 Airport Center, L.P. c/o Schulte Hospitality Group Inc. Attention: Darryl Schulte 2000 High Wickham Place Suite #300 Louisville, Kentucky 40245	Hotel 1111 Airport Center, L.P. c/o Schulte Hospitality Group Inc. Attention: Darryl Schulte 2000 High Wickham Place Suite #300 Louisville, Kentucky 40245	Map: 108-1 Parcel: 77

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GARRISON NASHVILLE HOTEL PROPCO LLC**, a Delaware limited liability company (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **HOTEL 1111 AIRPORT CENTER, L.P.**, a Delaware limited partnership (hereinafter the "GRANTEE"), its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

This is improved property known as 1111 Airport Center Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully and solely seized and possessed of the property in fee simple and that is has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, and its respective successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures on following page.]

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 1st day of June, 2017.

GARRISON NASHVILLE HOTEL PROPCO LLC,
a Delaware limited liability company

By: _____
Title: _____
Date: **Michael Butler**
Secretary

STATE OF New York)
COUNTY OF New York)

Before me, Bradley Harris, a Notary Public of said County and State, personally appeared Michael Butler 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 Secretary (or other officer authorized to execute the instrument) of **GARRISON NASHVILLE HOTEL PROPCO LLC** ("Company"), the within named bargainor, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the Company, and on the Company's behalf, by himself as the Secretary of the Company.

Witness my hand, at office, this 1 day of June, 2017.

_____
Notary Public

My Commission Expires:

_____

BRADLEY STUART HARRIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02HA6219185
Qualified In Kings County
My Commission Expires March 22, 2018

STATE OF New York)
COUNTY New York)

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 $ 18,400,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant Pooham Sharma

Subscribed and sworn to before me this 1 day of June, 2017.

_____
Notary Public

My Commission Expires:

_____

BRADLEY STUART HARRIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02HA6219185
Qualified In Kings County
My Commission Expires March 22, 2018

EXHIBIT A

Legal Description of the Property

PARCEL I:

Being a parcel of land located in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the Easterly margin of Airport Center Drive, and being Lot No. 9 on the recorded Subdivision Plat entitled Re-subdivision of a re-subdivision of Lot 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 670, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument in the East right of way of Airport Center Drive, said monument being the Northwest Corner of Lot No. 19 as shown on the recorded plat of Metro Airport Center Section 4, Phase 6 of record in Book 8250, Page 450, R.O.D.C.

Thence, with said right-of-way of Airport Center Drive and a curve to the left 40.78 feet to a p.k. nail, said curve having a central angle of 38° 56' 31", a radius of 60.00 feet to a tangent of 21.21 feet and a chord of N 21° 41' 48" W, 40.00 feet;

Thence, continuing with said right-of-way and a curve to the right 76.98 feet to an existing iron pin, said curve having a central angle of 88° 12' 45", a radius of 50.00 feet, a tangent of 48.46 feet and a chord of N 02° 56' 20" E. 69.60 feet;

Thence N 47° 02' 42" E, 274.68 feet to an existing iron pin;

Thence, with said right-of-way and a curve to the left 42.50 feet to an existing iron pin in the Southwest comer of the lot entitled "Tract A" as recorded on the Re-subdivision of Lot No. 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 445, R.O.D.C., said curve having a central angle of 04° 35' 40" a radius of 530.00 feet, a tangent of 21.26 feet and a chord of N 44° 44' 52" E, 42.49 feet;

Thence, leaving said right of way with the southerly line of "Tract. A" S 82° 27' 11" E, 419.56 feet to an existing iron pin in the Southeast corner of said "Tract A";

Thence, leaving said "Tract A" with the westerly boundary of property conveyed to Nashville Hotel Associates, Ltd., of record in Book 10994, Page 587, R.O.D,C. the following calls;

S 15° 27' 43" E, 0.63, feet to an existing iron pin;
S 06° 58' 29" E, 105.00, feet to an existing iron pin
S 01° 05' 24" E, 51.09, feet to an existing iron pin
S 06° 11' 46" W, 50.16, feet to an existing iron pin
S 10° 46' 12" W, 50.00, feet to an existing iron pin
S 22° 37' 47" W, 51.09, feet to an existing iron pin
S 31° 48' 09" W, 144.57, feet to an existing iron pin in the Northeast comer of Lot No. 19A of the recorded subdivision plat of Metro Airport Center, Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said northerly boundary of Lot Nos. 19 and 19A, N 82° 28' 13" West, 461.40 feet to an existing iron pin;

Thence N 40° 27' 37" W, 125.58 feet to the point of beginning.

Containing 244,275 square feet or 5.61 acres more or less.

PARCEL II:

Together with the easement in and to the Common Area as set out in Article III, Section l of the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, page 870, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Garrison Nashville Hotel Propco LLC, a Delaware limited liability company, by Deed of record as instrument No. 20140926-0088866, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2017; a lien, but not yet due or payable.

2. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Metro Airport Center, as recorded in Plat Book 6200, Page 670, in the Register's Office for Davidson County, Tennessee, including a 10' Public Utility and Drainage Easement and a Public Utility Overhang Easement.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6477, Page 870, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants at Record Book 4339, Page 881, in the Register's Office of Davidson County, Tennessee.

5. Cable Easement of record in Instrument No. 20121114-0104721, in the Register's Office for Davidson County, Tennessee.