Bill Garrett Davidson County
Batch# 96033 DEEDQC
05/23/2018 01:39:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180523-0049468

QUITCLAIM DEED

FROM: SREP VII Capitol View Hospitality Associates LLC

This instrument was prepared by:
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

TO: CV Hotel Owner LLC

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
CV Hotel Owner LLC Attn: Robert G. Schaedle 5000 Meridian Blvd., Suite 750 Franklin, Tennessee 37067	Same	93-01-99

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 18th day of May, 2018.

Notary Public

My Commission Expires:

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SREP VII Capitol View Hospitality Associates LLC (the "Grantor"), does hereby quitclaim unto CV Hotel Owner LLC (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest, in and to certain tracts or parcels of land in Davidson County, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with any improvements thereon. This deed is delivered for the sole purpose of evidencing the contribution of the Property to the Grantee pursuant to the Contribution Agreement dated as of May 23, 2018.

(Remainder of Page Intentionally Left Blank)

Executed to be effective as of the 8th day of May, 2018.

GRANTOR: SREP VII CAPITOL VIEW HOSPITALITY ASSOCIATES LLC, a Delaware limited liability company

By: _____
Nicholas D. Newman

Title: Authorized Officer

STATE OF Connecticut)
)
COUNTY OF Fairfield)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas D. Newman, 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 Authorized Officer of SREP VII Capitol View Hospitality Associates LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Officer, 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 as Authorized Officer.

Witness my hand and seal, at office in Stamford, Connecticut this 8th day of May, 2018.

LOUANN DEPRETA
Notary Public, State of Connecticut
My Commission Expires Oct. 31, 2021

_____
Notary Public

My Commission Expires:_____

LOUANN DEPRETA NOTARY PUBLIC CONNECTICUT

EXHIBIT A

Property Description

Parcel 1:

Situated in Davidson County, State of Tennessee, being described as follows, to-wit:

Being Lot No. 8 on the Resubdivision of Lot 4 Resubdivision of the Consolidation and Resubdivision of Capitol View of record in Instrument No. 201708160083896, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 contained in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201604080034076 (the "Declaration") for enjoyment in and to the Common Areas (as defined in the Declaration); ingress and egress over, across and through the Private Drives (as defined in the Declaration) and Common Areas; use, maintenance and construction of pipes, wipes, cables, public utility lines and other elements within the Common Areas serving its Lot (as defined in the Declaration); use of any parking (including street parking) within the Common Areas, entranceways, pedestrian systems, sidewalks and other common improvements located within the Common Areas.

Being the same property conveyed to Grantor by Special Warranty Deed of record as Instrument 20170825-0087667, Register's Office for Davidson County, Tennessee.