ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Madesh Hotels, LLC **1308 Murfreesboro Road** **Franklin, TN 37064**	**107040A00500CO**	**Madesh Hotels, LLC** **1308 Murfreesboro Road** **Franklin, TN 37064**
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CORPORATE INVESTORS PARTNERSHIP V, LLC**, a Tennessee limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SUBJECT TO the matters on EXHIBIT A attached hereto, has bargained and sold, and by these presents does transfer and convey unto **MADESH HOTELS, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors, and assigns, the following described property, to wit:

LAND in the 15th Councilmanic District of Davidson County, Tennessee, being Lot 5, as shown on the Final Plat, A Resubdivision of Lot 1 of Piedmont Subdivision, of record as Instrument No. 20170413-0036138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company, by deed from PIEDMONT NATURAL GAS COMPANY, INC., a North Carolina corporation, of record in Instrument No. 20081002-0100487, dated October 2, 2008, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,533,200.00 .

Affiant

Subscribed and sworn to before me this 10th day of July, 2018.

Notary Public

My Commission Expires: 11/5/18

SHELBY MATHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 115698 DEEDWARRSP
07/12/2018 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $5,672.84

20180712-0067562

4820-2384-4965.3

TO HAVE AND TO HOLD, all and singular, the above-described real property (the "**Property**"), with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

This is unimproved property generally known as 910 Perimeter Court, Nashville, Davidson County, Tennessee.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[Balance of page intentionally left blank]

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 11th day of July, 2018.

CORPORATE INVESTORS PARTNERSHIP V, LLC
a Tennessee limited liability company

By: _____
Michael D. Baron
Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Baron 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 Managing Member of Corporate Investors Partnership V, LLC, a Tennessee limited liability company, and that he, as such Managing Member, 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 such Managing Member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day July, 2018.

Carol A. Wilson
Notary Public

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires:
7-6-2020

EXHIBIT A

Permitted Exceptions

1. Real property tax for the current year prorated and assumed by Grantee.

2. 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 6504, page 723 and amended in Book 8048, page 30, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8528, page 926 and in Instrument No. 20090204-0009419, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20090204-0009563, said Register's Office.

5. Easements as contained in an instrument of record in Book 6504, page 723, said Register's Office.

6. Assessments, special assessments, charges and liens, contained in an instrument of record in Book 6504, page 723, said Register's Office.

7. Matters shown on the Plan of record in Instrument No. 20170413-0036138, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, page 718, said Register's Office.

9. Agreement of record in Book 7056, page 688, said Register's Office.

10. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20161201-0126190 and 20170823-0086368, said Register's Office.

11. Declaration of Drainage Easement of record as Instrument No. 20170427-0041614, said Register's Office.

12. Declaration of Temporary Joint Access and Utility Easement of record as Instrument No. 20170427-0041615, said Register's Office.