Bill Garrett Davidson County
Batch# 132366 DEEDWARRSP
08/23/2018 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $26,521.51
20180823-0083775

FROM:
DBIK&J Nashville, LLC,
a Tennessee limited liability company

This instrument was prepared by:
Bethany Johnson, Esq.
Moye White LLP
1400 16th Street, 6th Floor
Denver, CO 80202

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
BNA Hotel Partnership, GP 9694 Madison Blvd., Ste. A-16 Madison Alabama 35759	BNA Hotel Partnership, GP 9694 Madison Blvd., Ste. A-16 Madison Alabama 35759	108 01 005800

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7,167,976.67.

Affiant

Sworn to and subscribed before me, this 22 day of August, 2018.

Notary Public

JENNIFER CADENA
Notary Public
State of Colorado
Notary ID # 20004021416
My Commission Expires 07-27-2020

My Commission Expires: 7/27/2020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DBIK&J Nashville, LLC, a Tennessee limited liability company** (the "Seller") by these presents does transfer, sell and convey unto **BNA Hotel Partnership, GP, a Tennessee general partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 721 Royal Parkway, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 23 day of August, 2018.

SELLER:

DBIK&J NASHVILLE, LLC,
a Nashville limited liability company

By: _____
Name: Dong Gi Kim
Its: Manager

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

On this 22nd day of August, 2018, before me, the undersigned, a Notary Public in and for the said State, personally appeared Dong Gi Kim known to me to be the person who signed as the Manager of DBIK&J Nashville, LLC, a Tennessee limited liability company, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said officer of said company for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute said instrument

JENNIFER CADENA
Notary Public
State of Colorado
Notary ID # 20004021416
My Commission Expires 07-27-2020

_____
Notary Public

EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. Two (2) on the Final Plat of Metro Airport Center, Section Five (5), Phase 6, of record in Plat Book 9700, Page 806, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to DBIK&J Nashville, LLC, a Tennessee limited liability company, by Special Warranty Deed of record at Instrument No. 20140815-0073942, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 806, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4339, Page 881, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, Page 870, as amended by the Declaration of Restrictions of record in Book 6973, Page 359, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 19991228-0307471, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).