This instrument was prepared by:
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Nashville, Tennessee 37219

Karen Y Johnson Davidson County
Batch# 140924 DEEDQC
09/14/2018 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180914-0091534

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Nashville Gulch Hotel LLC 225 North Columbus Drive Suite 100 Chicago, IL 60601 Attn: Kimberly J. Sharon	[SAME]	093-13-0-090.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **TWELFTH AVENUE PARTNERS, LLC**, a Tennessee limited liability company ("***Grantor***"), does hereby quitclaim and transfer unto **NASHVILLE GULCH HOTEL LLC**, a Delaware limited liability company ("***Grantee***"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (collectively, the "***Property***") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is unimproved real property identified as 310 12th Avenue South, Nashville, Davidson County, Tennessee.

The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of September, 2018.

TWELFTH AVENUE PARTNERS, LLC, a Tennessee limited liability company

By: _____
Name: Laurence M. Papel
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) *ss:*

Personally appeared before me, Cathy Lee Rhame, a Notary Public for the state and county aforesaid, Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Twelfth Avenue Partners, LLC, the within named Grantor, and that, as such president, he is authorized to execute this instrument on behalf of the Grantor.

Cathy Lee Rhame
Notary Public
My Commission expires: 1/8/19.

CATHY LEE RHAME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

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

Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

DESCRIPTION OF THE PROPERTY

BEING A TRACT OF LAND LYING IN THE 19TH DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, BEING LOTS 300, 301, 302, 333, 334, 335 AND 336 OF PLAN OF MCNAIRY'S WEST AS RECORDED IN MINUTE BOOK C, PAGE 136, AND PLAN BOOK 1, PAGE 15, NASHVILLE CHANCERY COURT, AND BEING A CLOSED PORTION OF ALLEY #233.

SAID TRACT BEING BOUNDED ON THE NORTH BY THE SOUTHERN RIGHT OF WAY (ROW) OF LAUREL STREET; BOUNDED ON THE EAST BY LOT 299 OF SAID PLAN OF MCNAIRY'S WEST, BEING LAUREL HOUSE 2001, LP AS RECORDED IN INSTRUMENT NUMBER 20011220014046l, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC) AND BY LOT 1 OF NASHVILLE URBAN VENTURES, SECTION 1, AS RECORDED IN INSTRUMENT NUMBER 200905010039790, RODC, BEING NASHVILLE URBAN VENTURES, LLC AS RECORDED IN INSTRUMENT NUMBER 200309110133587, RODC; BOUNDED ON THE SOUTH BY THE NORTHERN ROW OF PINE STREET; AND BOUNDED ON THE WEST BY THE EASTERN ROW OF 12TH AVENUE SOUTH. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A SCRIBED "X" LYING ON THE SOUTHEAST ROW INTERSECTION OF SAID 12TH AVENUE SOUTH AND LAUREL STREET;

THENCE ALONG SAID SOUTHERN ROW OF LAUREL STREET NORTH 62°38'12" EAST 149.51 FEET TO A FOUND P.K. NAIL;

THENCE ALONG THE COMMON LINE OF SAID LOT 299 AND LOT 1 SOUTH 27°00'22" EAST 371.57 FEET TO A FOUND IRON ROD WITH CAP;

THENCE ALONG SAID NORTHERN ROW OF PINE STREET WITH THE FOLLOWING: ON A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 26.33 FEET, A RADIUS OF 394.00 FEET, A CENTRAL ANGLE OF 03°49'42" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 64°35'16" WEST 26.32 FEET TO A FOUND IRON ROD WITH CAP;

THENCE SOUTH 62°40'25" WEST 97.33 FEET TO A FOUND IRON ROD WITH CAP;

THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 23.67 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°23'58" AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 72°07'36" WEST 21.29 FEET TO A FOUND IRON ROD WITH CAP;

THENCE ALONG SAID EASTERN ROW OF 12TH AVENUE SOUTH WITH THE FOLLOWING: NORTH 26°55'37" WEST 118.53 FEET TO A POINT;

THENCE SOUTH 62°38'14" WEST 11.25 FEET TO A SCRIBED "X";

THENCE NORTH 26°56'01" WEST 236.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,957 SQUARE FEET, 1.24 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TWELFTH AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM TWELFTH AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20161014-0108847, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

