THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
REVPAR GREEN HILLS, LLC 3217 Teton Drive Atlanta, GA 30399 Attn: Pete Patel	Same	117-14-419.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, B. EDWARD EWING, (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto REVPAR GREEN HILLS, LLC, a Georgia limited liability company (the "Grantee"), its successors and assigns, certain unimproved real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

Karen Y Johnson Davidson County
Batch# 172390 DEEDWARRSP
12/10/2018 03:31:53 PM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20181210-0120163

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the ____ day of _____, 2018.

B. Edward Ewing

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, B. Edward Ewing, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 2018.

Notary Public

My Commission Expires: November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,500,000.00.

Sworn to and subscribed before me this 27th day of November, 2018.

Jennifer Roberts
Notary Public

My Commission Expires:

November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3 on the Final Plat of Bedford Avenue Subdivision Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. Edward Ewing by Warranty Deed from Bailey P. Robinson III and wife, Laura Sue Robinson, recorded on the 5th day of March, 2012 as Instrument No. 20120305-0019090, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2019, a lien, not yet due and payable.

2. Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons recorded as Instrument No. 20050406-0038094, as supplemented by instruments recorded as Instrument No. 20050609-0066029, 20050621-007053, and 20060831-0107993 in the Register's Office for Davidson County, Tennessee.

3. Stormwater Quality Agreement recorded as Instrument No. 20060309-0027609 in the Register's Office for Davidson County, Tennessee.

4. Permanent Cross Access/Joint Use Driveway Easement recorded as Instrument No. 20050812-0095774 in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20160622-0063358 in the Register's Office for Davidson County, Tennessee.

6. Easements, restrictions, requirements and other matters as shown, described or noted on Plan of record as Instrument No. 20050929-0116962 in the Register's Office for Davidson County, Tennessee.

7. Easements, restrictions, requirements and other matters as shown, described or noted on Plan of record in Plat Book 974, Page 64 in the Register's Office for Davidson County, Tennessee.