When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 912970-03

This Instrument Prepared By:
Morris, Manning & Martin LLP
1600 Atlanta Financial Center
3343 Peachtree Road NE
Atlanta, Georgia 30326
Attn: Catherine E. Morgen, Esq.

Karen Y Johnson Davidson County
Batch# 180113 DEEDWARRSP
01/03/2019 11:20:30 AM 7 pgs
Fees: $38.00 Taxes: $462,500.00
20190103-0000727

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
AVR Nashville CC Hotel I LLC AVR Nashville CC Hotel II LLC AVR Nashville CC Hotel III LLC AVR Nashville CC Hotel IV LLC c/o AVR Realty Company One Executive Boulevard Yonkers, NY 10701 Attention: Lily Ann Marden E-mail: lamarden@avrrealty.com	AVR Nashville CC Hotel I LLC AVR Nashville CC Hotel II LLC AVR Nashville CC Hotel III LLC AVR Nashville CC Hotel IV LLC c/o AVR Realty Company One Executive Boulevard Yonkers, NY 10701 Attention: Lily Ann Marden E-mail: lamarden@avrrealty.com	093-10.0-431.00

This indenture is made and entered into this 20th day of December 2018, by and between RB NASHVILLE SOBRO I LLC, a Delaware limited liability company ("GRANTOR") and AVR NASHVILLE CC HOTEL I LLC, a Delaware limited liability company, AVR NASHVILLE CC HOTEL II LLC, a Delaware limited liability company, AVR NASHVILLE CC HOTEL III LLC, a Delaware limited liability company, and AVR NASHVILLE CC HOTEL IV LLC, a Delaware limited liability company, as tenants in common ("GRANTEE").

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, transfer and convey unto Grantee, the tract or parcel of land situated in Davidson County, Tennessee more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference. The aforedescribed real property transferred herein shall be held and owned in the following undivided interests as tenants-in-common: AVR Nashville CC Hotel I LLC (46.4954%); AVR Nashville CC Hotel II LLC (30.7950%); AVR Nashville CC Hotel III LLC (16.3986%); and AVR Nashville CC Hotel IV LLC (6.3110%).

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs, successors and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those certain matters and conditions identified on **Exhibit B** attached hereto (the "Permitted Encumbrances"), all as recorded in the Davidson County Register's Office, unless otherwise noted, and Grantor will warrant and forever defend the title and quiet possession to said real property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, provided, however, that this conveyance is subject to the Permitted Encumbrances.

In Witness Whereof, Grantor has set its hand as of the date first above-written.

RB NASHVILLE SOBRO I LLC
a Delaware limited liability company

By: _____

Name: Kenneth J. Krebs

Title: Authorized Signer

STATE OF ~~TENNESSEE~~ OHIO)

)

COUNTY OF FRANKLIN)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Kenneth J Krebs, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Authorized Signer of **RB NASHVILLE SOBRO I LLC,** a Delaware limited liability company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 4 day of Dec, 2018.

SEAL

NOTARIAL SEAL STATE OF OHIO

C. KIMBRA RADER
Notary Public, State of Ohio
My Commission Expires 12-13-21
Section 147.03 R.C.

C Kimbra Rader
NOTARY PUBLIC

COMMISSION EXPIRES: 12-13-2021

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $125,000,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 4 DAY OF Dec, 2018

C Kimbra Rader
NOTARY PUBLIC
COMMISSION EXPIRES: 12-13-2021

NOTARIAL SEAL SEAL STATE OF OHIO

C. KIMBRA RADER
Notary Public, State of Ohio
My Commission Expires 12-13-21
Section 147.03 R.C.

EXHIBIT "A" to Deed

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots 1 and 2, as shown on the map entitled Chartwell Hospitality Korean Veterans Boulevard Resubdivision of Lot 1, of record in Instrument No. 20180822-0083413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RB Nashville SOBRO I LLC, a Delaware Limited liability Company, By Deed from SOBRO HOTEL PARTNERS, LLC, a Delaware limited liability company, of Record in Instrument NO. 20160726-0076717, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B" to Deed

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Subject to notes along with 3' pedestrian access easement, 2' pedestrian access easement, ROW dedication and 8.5' public utility easement, proposed water quality unit & storm structures shown on plat of record in Instrument No. 20131002-0103412, in the Register's Office of Davidson County, Tennessee

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Sobro Hotel Partners, LLC, of record in Instrument No. 20130422-0039803, in the Register's Office of Davidson County, Tennessee.

4. Rights of parties in possession, as transient hotel guests only.

5. All matters shown on plat of record in Instrument No. 201808220083413, aforesaid records.

True Copy Certification

I, Heather Townsend, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires _____
Notary' Seal (if on paper)

